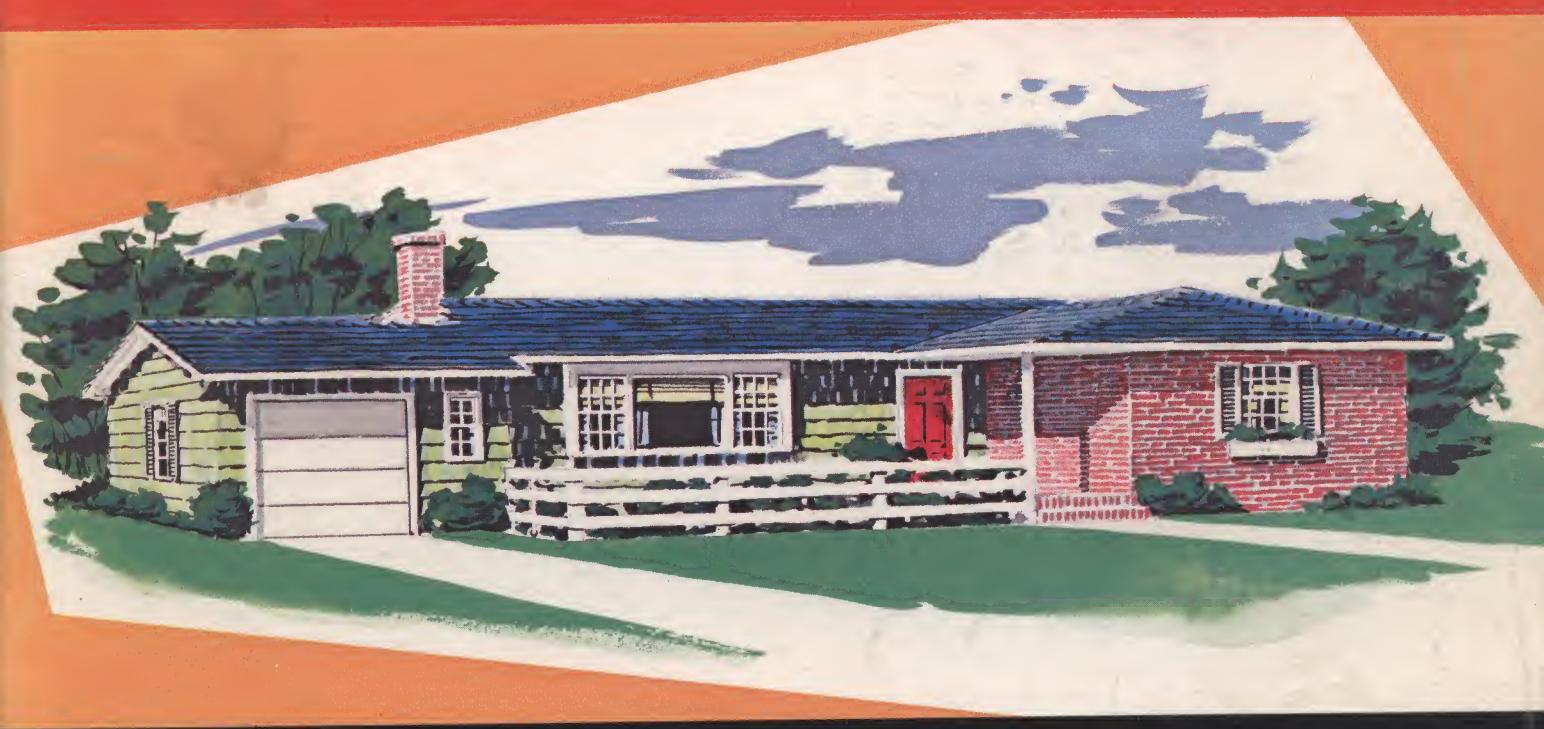


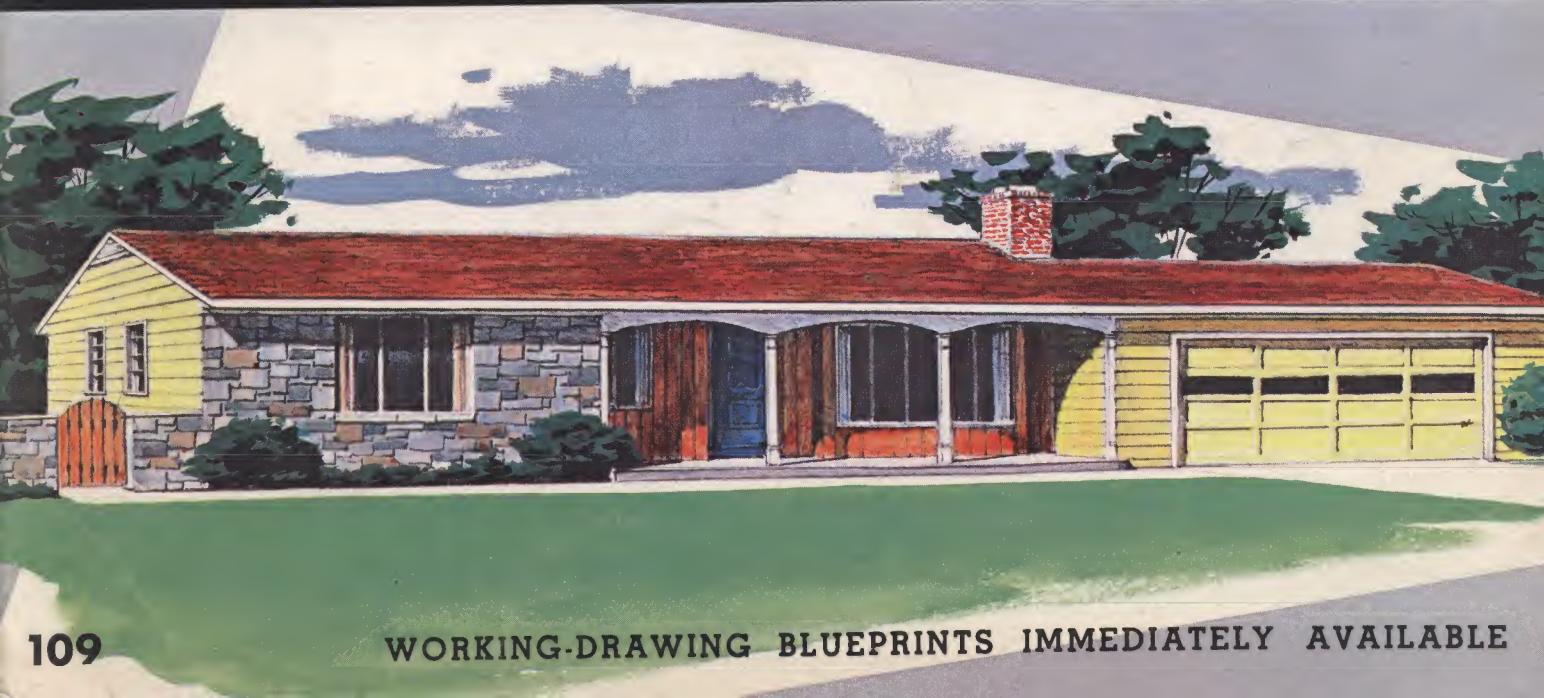
# Homes AND Plans

RANCH HOMES SPLIT-LEVELS EXPANSIONS



Above: Brick and Shingle Budget Beauty

Below: Ranch House — Suburban Setting



## BLUEPRINT CHANGES

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books, listed inside the back cover, first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes.

## EXTERIOR MATERIALS

If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily—only the width of the exterior walls must be adjusted.

# Facts You Will Want to Know

### FHA

All our plans meet FHA standards. That makes it possible for you to obtain FHA-insured financing; it also means the plans have met the exacting standards of the government's top housing experts.

### OUTLINE SPECIFICATIONS

With all plans, we furnish—at no extra cost—specification sheets showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself.

The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

### LUMBER AND MILL CHECK-LISTS

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select in your own building area.

### REVERSE PLANS

If you desire, we will furnish reverse plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and directions easily.

Experienced builders and contractors find these blueprints entirely satisfactory to work from.

### BASEMENT VS. BASEMENTLESS PLANS

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by the contractor.

### PLANS SOLD NATION-WIDE

We do regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. We don't get the addresses of the building lots from people who buy plans.

We would like to furnish this information, but under the circumstances only rarely can we do so.

### ESTIMATING COSTS

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or your local bank or building and loan association.

In general, costs are reckoned on a square foot basis; and in most cases these costs will range from \$10 to \$15 a square foot of living space, assuming that the work is contracted out.

Costs also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a local estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

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Book 109

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## 23rd Edition

*The houses are, in general, arranged by size according to square-foot areas. This does not include optional areas such as porches, garage, or terrace, but only living space. See page opposite for suggestions in personalizing the plan of your choice.*

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Find Your Perfect Home Here: A Library of  
House Plan Books inside back cover

### RANCH HOMES

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### SPLIT-LEVEL HOMES

*See pages 6, 10, 16, 30, 46, back cover.*

### EXPANSION AND 2-STORY HOMES

*See pages 9, 19, 20, 28, 34, 40, 42, 44.*

### 2-BEDROOM HOMES

*See pages 8, 9, 19.*

### 3-BEDROOM HOMES

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### 4- (AND MORE) BEDROOM HOMES

*See pages 5, 9, 16, 19, 20, 28, 30, 34, 37, 38,  
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### HOMES WITH RECREATION ROOM, FAMILY ROOM, DEN, ETC.

*See pages 2, 4, 5, 6, 7, 8, 9, 10, 12, 16, 17, 18,  
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44, 46, back cover.*



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Dignified Economy

This ranch house is a perfect choice for the family desiring a quality design which is dignified yet economical. From the outside, it's a house that would enhance any neighborhood. The front portico with scalloped overhangs and wood posts, plus deft blending of vertical and horizontal siding and stone accent, give it a sturdy colonial flavor, expensive in looks only. A small divider rail sets the front door apart from the living room and helps in furniture arranging. The coat closet is nearby, and joins with two bedroom closets as a sound buffer between entertaining and sleeping areas. The living room is comfortably large and has a box bay window and a fireplace. The dining room adjoins, and together they have a sweep

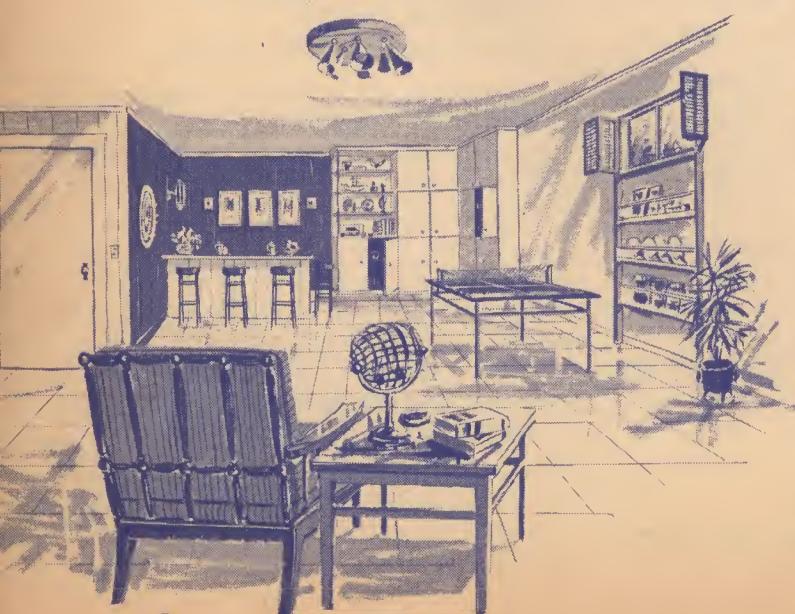
## PLAN NO. 6380-Z

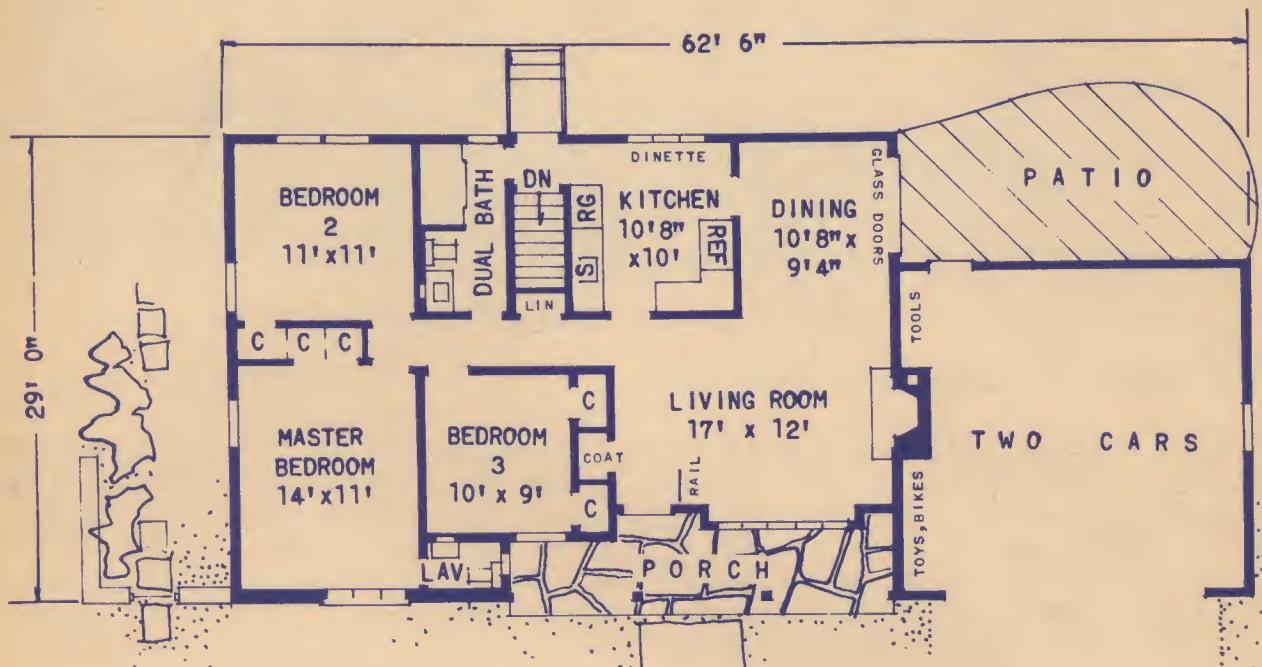
of 22' for large scale entertaining. A folding screen would separate them easily when needed. Sliding glass doors lead from the dining room to a secluded rear patio, expanding its function. A patio like this one makes an ideal place for summer dining, summer play, and it also serves as a year round passage between the house and the garage. Note that the two car garage provides inexpensive and convenient storage space at grade level. The kitchen is a model of efficiency; there is a fine work area with an abundance of cabinets and counter space and there is a dinette space, too. The rear entry is handy to the kitchen, basement stairs, and dual bath, and the dual bath is ideally situated from the standpoint of convenience. All three bedrooms are a nice size, light and airy, and all have good closet space. The master bedroom has a tidy little adjoining lavatory. The basement features a well planned recreation room complete with corner bar and large storage closet, a laundry and a hobby room, and a lavatory, all optional but desirable features, which could be completed as the budget allows.

Overall Dimensions: 62'6" x 29'.

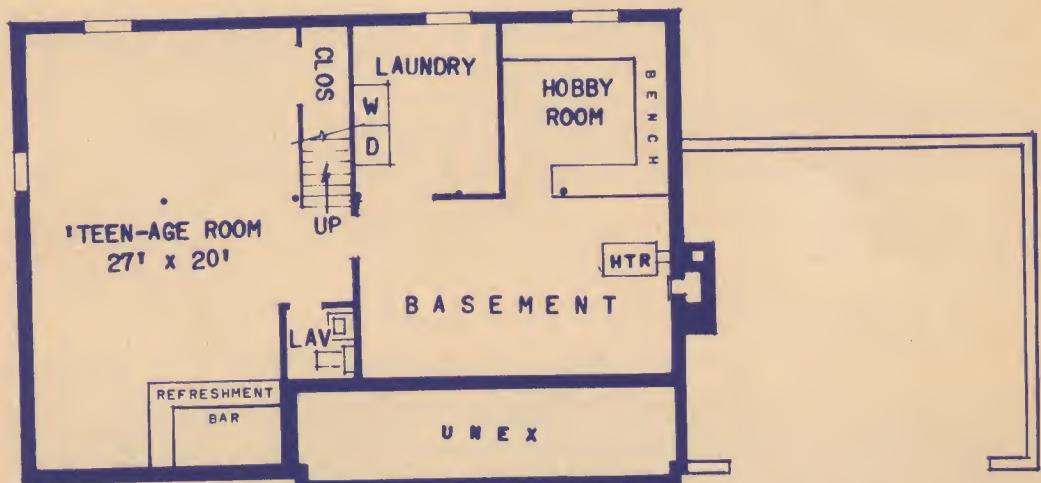
Square Feet: 995.

Architect: Lester Cohen.





FLOOR PLAN



BASEMENT PLAN



## HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Colonial Styling for Moderns

PLAN NO. 6381-Z

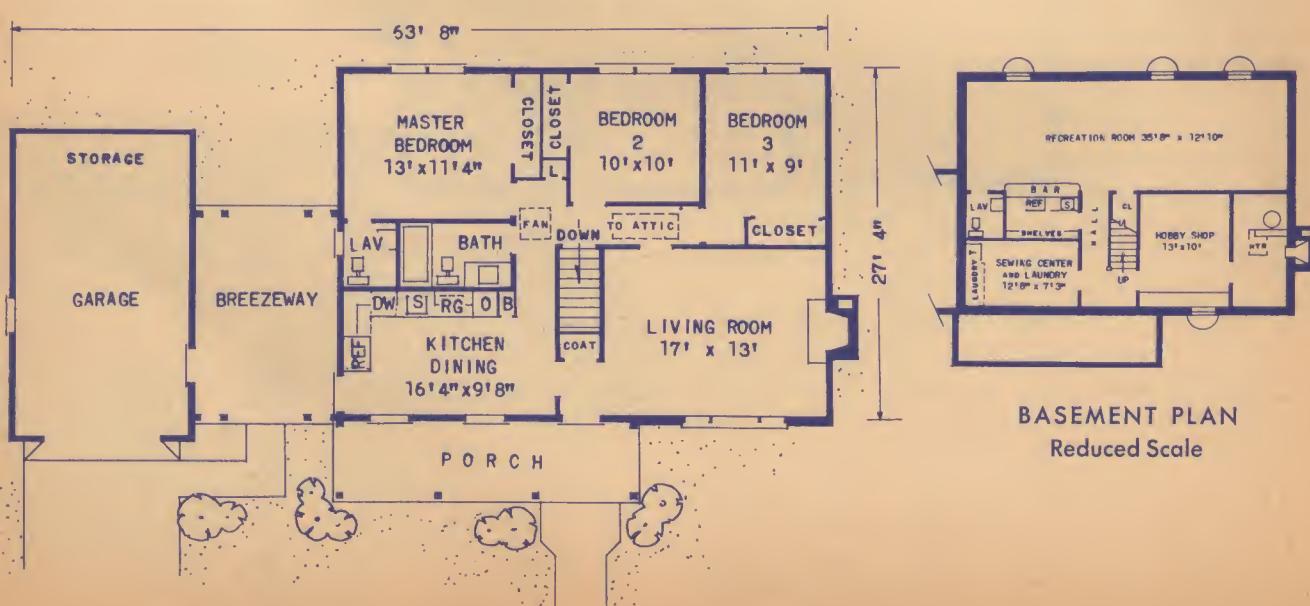
There is a great deal of charm in the colonial styling of this house. Cut stone and board siding are the accents and clapboard is used for the main portion of the exterior. The small-paned windows, flanked by colorful shutters, carry out the colonial theme as does the cupola atop the garage. A comfortably wide front porch completes the picture of quiet charm. The interior, however, is as modern as can be, with plenty of space for all of the activities a modern family enjoys. For instance, in the basement there is a sewing center and laundry where the lady of the house can keep sewing or craft materials out and ready to work on during her free time without having them disturbed. There is a similar arrangement in the hobby shop that the man of the house will appreciate. A spacious recreation room, which has a complete bar and adjacent lavatory, can be used by the entire family for indoor play or informal entertaining. For more formal

occasions the living room on the main floor will be ideal. This room has a cozy feeling about it, with a cheery fireplace and pretty windows to add to the air of snug comfort. The combination kitchen and dining room is at the front of the house and that makes it easy for a busy mother to keep an eye on family activities in and out of the house. Along two walls there is room for a dishwasher and built-in oven as well as all of the usual appliances, and there is a broom closet, too. You will enjoy having meals in front of the pretty windows which face on the porch. The three bedrooms have been put in the rear of the house to give them maximum privacy. All have double windows and large closets. The master bedroom has a private lavatory. A family bath has been conveniently located. The attached garage, with rear storage space, has a door to the breezeway which, in turn, opens on the kitchen. There is storage space in the attic.

Overall Dimensions: 63'8" x 27'4".

**Square Feet: 970.**

Architect: Derick B. Kipp.



## Modest and Impressive

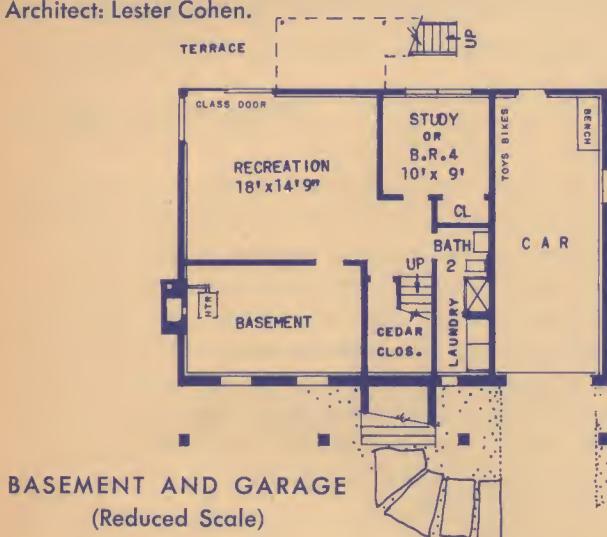
# PLAN NO. 7226-Z

This is a raised ranch house with three separate levels, all well organized under a very impressive exterior, and perfect for a small lot. The portico at the front is definitely different, as is the window arrangement. The front entrance has protective railings and a flagstone floor which continues on into the foyer and the windows which flank the door bring light into that foyer. Short flights of stairs lead from the foyer up to the two upper levels and down to the lower level. On the main level there is a handsome living room, complete with fireplace, large windows and a decorative rail overlooking the foyer. The equally handsome and spacious dining room has wide sliding glass doors which open on a sun deck. The privacy and convenience of this deck make it an ideal spot for summertime play and entertaining. Everybody likes to have a sunny and well planned kitchen to work in — and that's just what this kitchen is. You'll have a counter top range and a built-in oven, a broom

Overall Dimensions: 40' x 26'6".

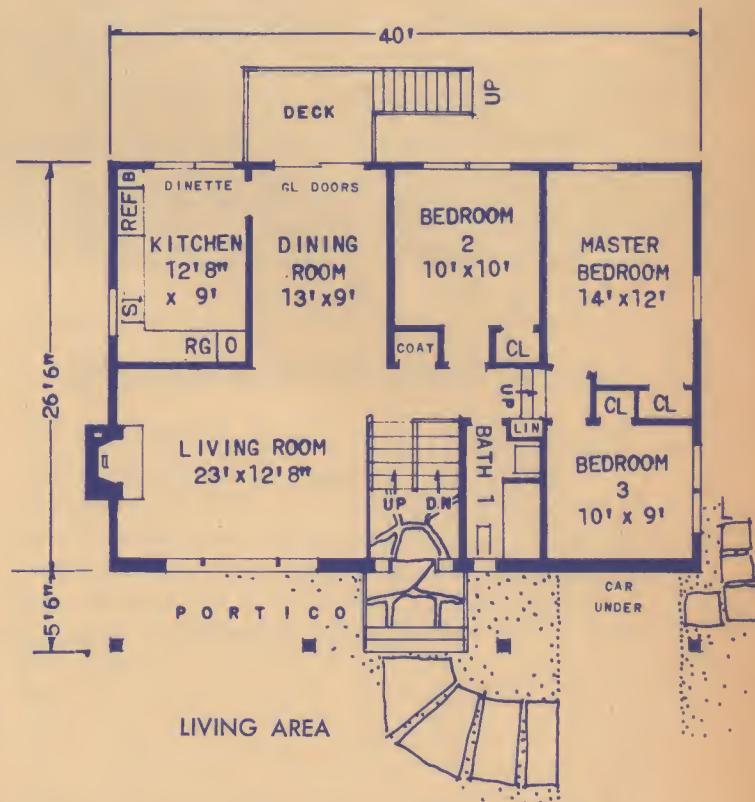
Square Feet: 980 (living area).

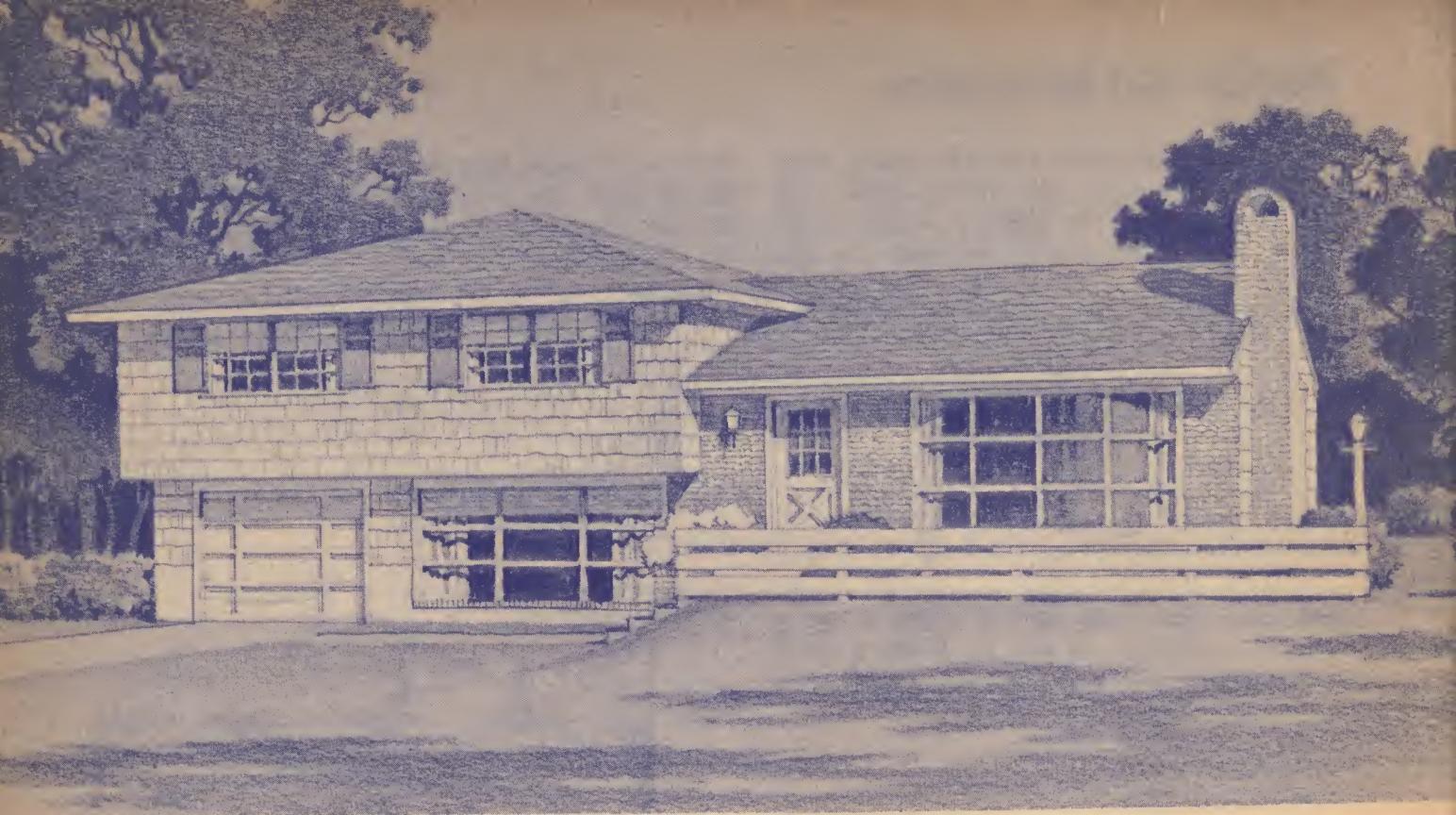
Architect: Lester Cohen



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

closet, lots of counter space and a pretty dinette area for informal meals. Also included on this level are a complete bath, linen closet, coat closet and a large bedroom with two windows. Up three steps are two more bedrooms, both with large closets and two windows. At the lower level you will find an attached garage with a rear entry, storage space for toys and a work bench corner. There is also a basement storage room, a luxurious walk-in cedar closet and a combination bath and laundry room. At the rear is a study or fourth bedroom and next to it, a big recreation room with sliding glass doors that open on the grassy terrace. These three well organized levels add up to a big housing value.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Sound Split-Level Planning

From the outside and the inside of this house, it's easy to see how sound planning pays off in a dividend of attractive livability. This split-level could be built on nearly any lot, and look well in any setting. The exterior of brick and shingles is enhanced by large areas of sparkling windows, and there is a colorful dooryard just outside the bow window. On the main level are the living room, dining room and kitchen. In the living room there is a pretty bow window and a fireplace with an extended hearth. The dining room has been placed to give it privacy for formal entertaining, and it can also serve as an extension of the living room for large scale entertaining. Working space and appliances have been nicely combined in the kitchen to make the homemaker's work as easy as possible; there is also a dinette corner for family meals. From the kitchen there are stairs down to the rec-

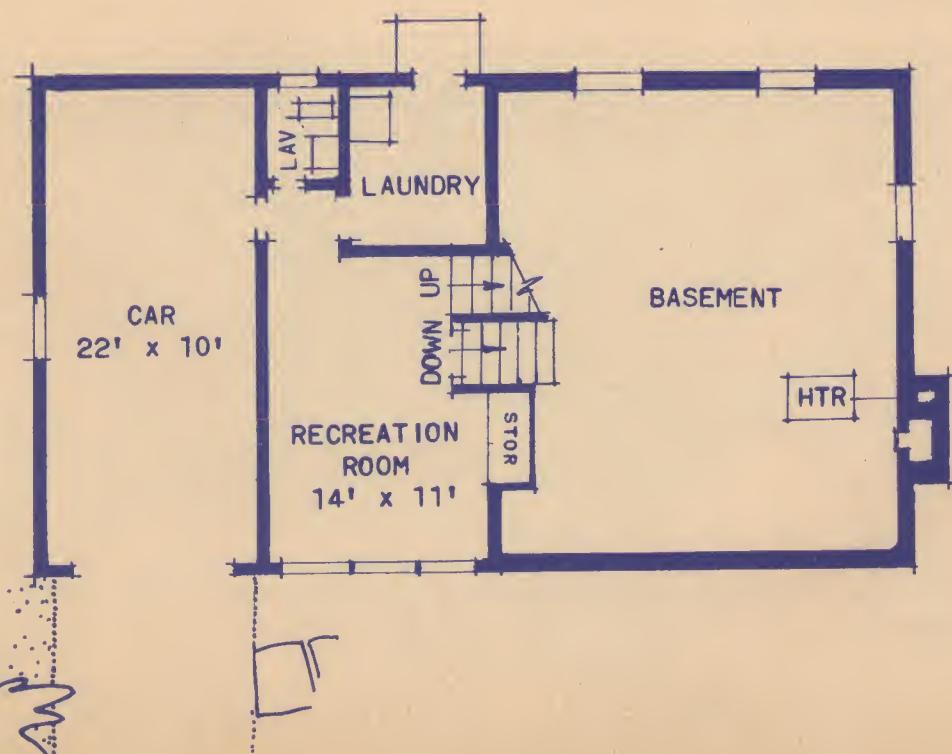
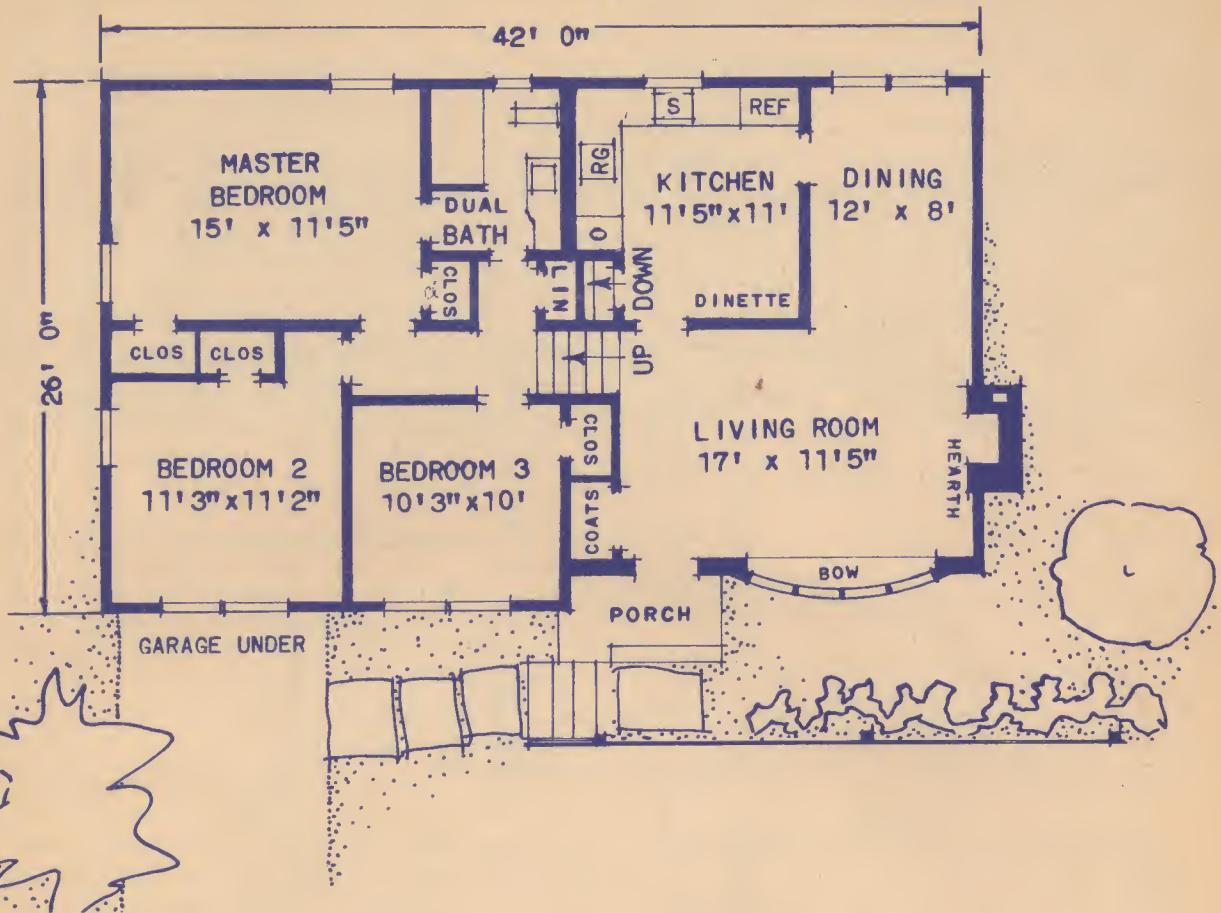
## PLAN NO. 8827-Z

reation level; here, in addition to the garage, there is a lavatory, a laundry room with an outside door, and a big recreation room with large windows at ground level. A few steps lower down is the basement, where there is plenty of storage space. On the third level, where it is possible to have both quiet and privacy at all times, there are three bedrooms. Bedroom No. 3 has double windows facing the front of the house, and a large closet; bedroom No. 2 has a large closet as well as two airy exposures. In the master bedroom there is cross-ventilation, two large closets, and a private door to the family bathroom. The family bath contains a tub, a built-in sink, and there is a closet for linen storage just outside the door. In all, this house provides the perfect example of sound planning used to make a house attractive as well as livable.

Overall Dimensions: 42'0" x 26'0".

Square Feet: 990.

Architect: Lester Cohen.



## Nantucket Whaler

There is more than a nodding acquaintance between the Nantucket whalers' cottages and this barn-red and white adaptation. The Palladian motif for the big window in the dining gable adds a touch of dignity. The covered porch which offers protection from the weather between garage and front door is seen in the sketch through the matching archway. There is no need to go through any room to get

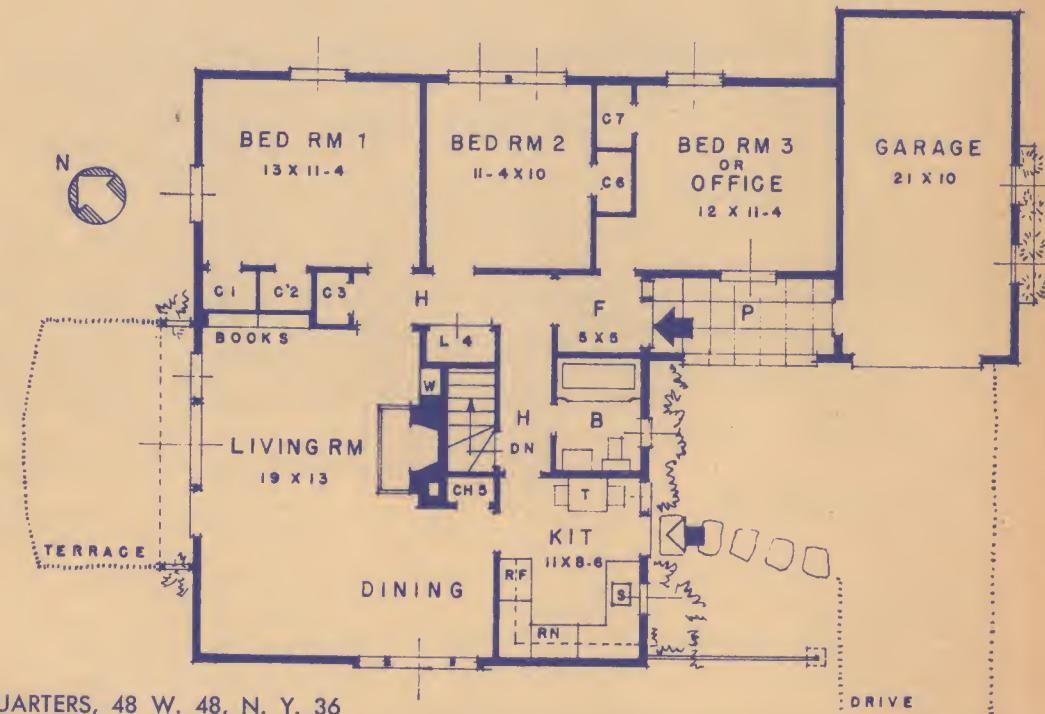
**PLAN NO. 5226-Z**

to any other. The bathroom is also easily accessible. Knotty pine panelling, and board and batten doors with black iron hinges, add just the proper Colonial note, so popular today.

Overall Dimensions: 49' x 39', including garage.

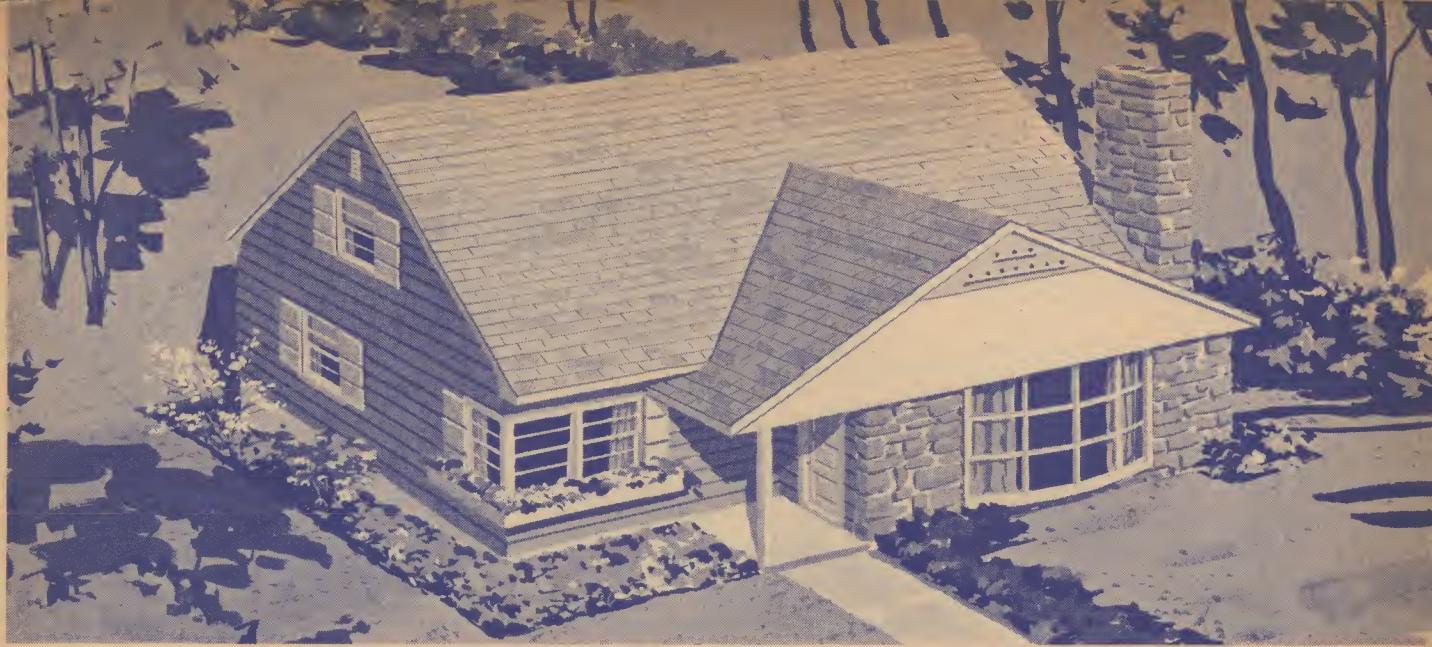
**Square Feet: 1,080.**

Architect: John S. Burrows, Jr.



## HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Extras for Expansion

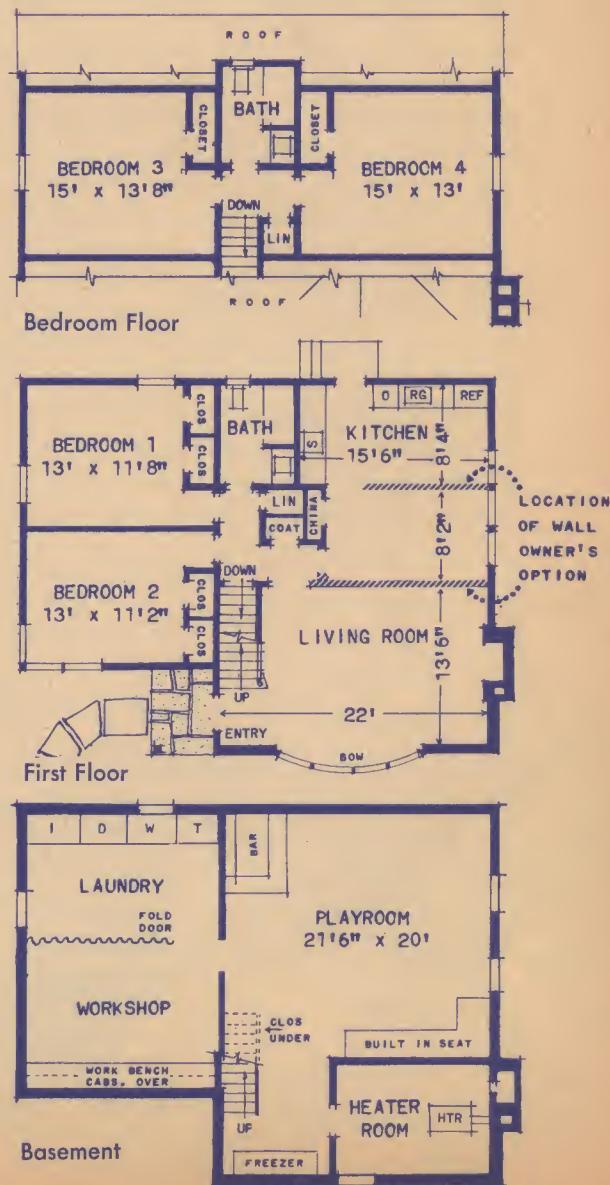
The extra value in this home lies not only in the expansion that adds two additional bedrooms and a second bathroom on the future upper floor; the basement area has also been planned to add extras that contribute so much to fullest family living. The living room itself, sheltered from the front door by a tidy entry, is 22', graced by a floor-to-ceiling bow at the front and by a welcoming fireplace to the side. Blueprints permit the owner to decide if he wants a dining ell at the back of the living room, and if he does, the sweep is again almost 22' front to back. Many families have found that they prefer a large kitchen, reminiscent of the "country" kitchens so fondly remembered. The wall then could be left as shown to give a kitchen-dining room almost 16' square, traditional in size but equipped with modern conveniences like counter sink, wall oven, counter range and flush refrigerator. Since the blueprints cover either choice, the family can make the selection that suits them best—a custom feature indeed. Another custom extra is the supply of closets. Each of the downstairs bedrooms has two large closets and there is a linen closet just outside the bathroom. A coat closet makes six closets on the first floor. On the future floor, three more closets serve the two additional bedrooms (each of which can sleep two in spacious comfort). In the basement which is under the entire house, one area has been partitioned for laundry with a wall of utilities plus workshop complete to bench and cabinets. Easily accessible from all areas above, the playroom has a built-in bar and wall seat and television. The freezer at the foot of the cellar stairs is most convenient. The architect estimates that this house could be built (if the owner acts as his own contractor) at about \$12,000, exclusive of land. It would take about \$900 more to finish the upper floor. All figures would depend, of course, on the area in which the house is to be built and on any items omitted or added, but there's no doubt that this home offers a great deal for every building dollar put into it.

Overall Dimensions: 39' x 31'4".

Square Feet: 1,035 (1st floor).

Architect: Lester Cohen.

## PLAN NO. 8825-Z





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Split-Level—Rustic Flavor

Whatever you like best about split-levels is found in fullest measure in this lovely home. The plan has been so carefully worked out that you have large roomy areas throughout, even though the house is modest in size. The spacious effect is apparent as you enter the double doors and survey the foyer. From this wide, welcoming area you can go to the recreation room on the same level, noticing the living room balcony on the right as you do. The recreation room opens out to huge terrace areas if you like, or the sliding glass doors can take in a garden view. There's an extra lavatory tucked into a corner of this room. Stairs lead up to the kitchen which is just what a family with growing children would want. Notice the door from the garage into the foyer, which offers protection in wet weather, and makes deliveries and service passage convenient to the rear of the house without using the formal

**PLAN NO. 6382-Z**

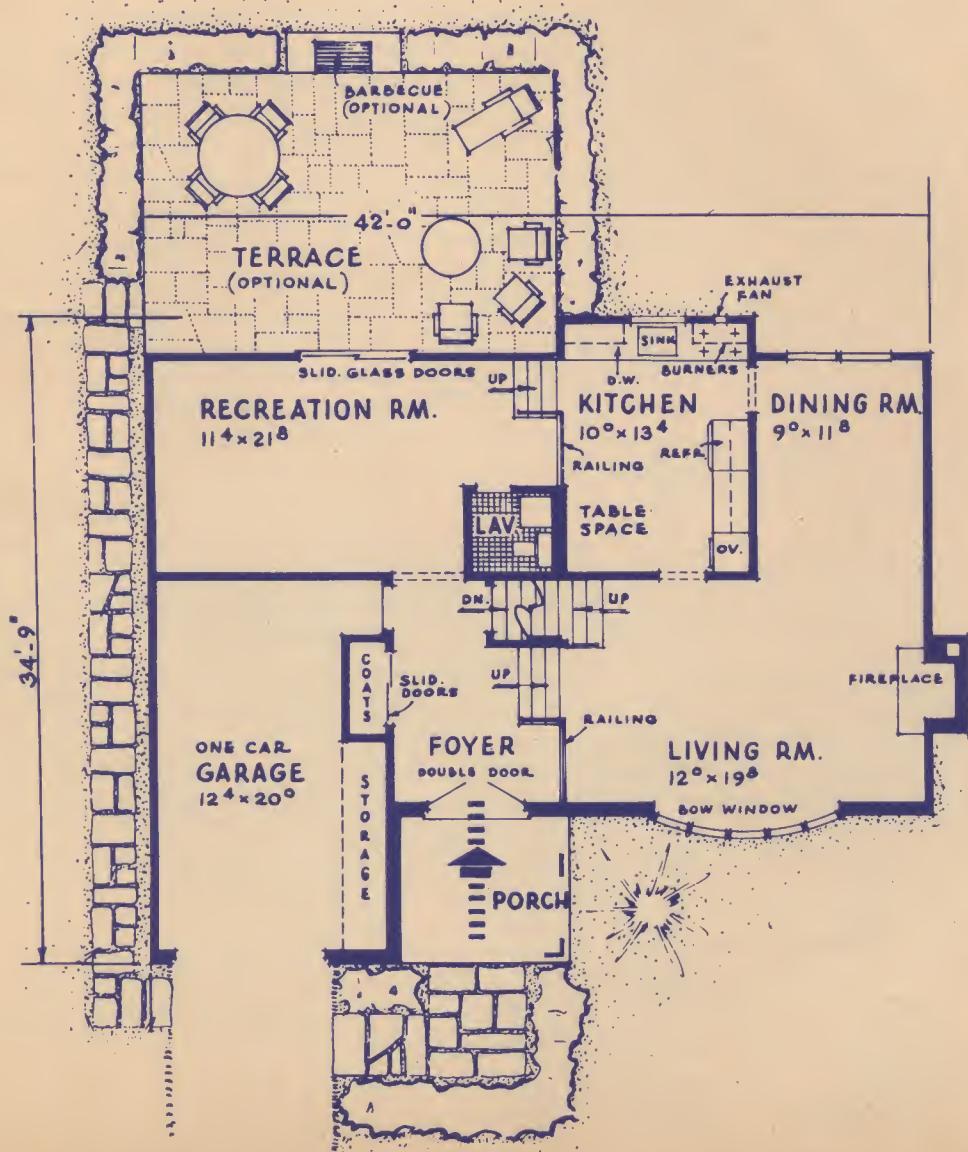
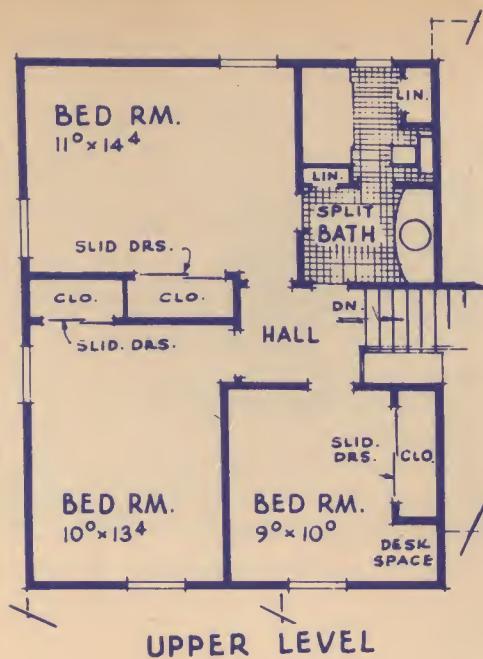
living areas at all. The wide stairway from the foyer that leads up to the living room, and the open railing that forms a balcony, both add to the size and scope of the living room. The hospitable and interesting effect is heightened by the bow window at the front and by the fire place at the side. Visually, the dining room adds a great sweep to the living areas, but its location is such that it can be closed off completely for formal or family dining. The kitchen is a lovely room and it has a most efficient work layout, too. An open railing forms a balcony overlooking the recreation room, affording extra space to both rooms and a real family feeling to the whole area. On the level above, there are three bedrooms, reached by a stair from the living level. Compact planning gives this level privacy and comfort usually found in much larger homes. The bathroom is particularly well-designed. The front area forms an attractive powder room, with linen shelves. At the back, the bathroom proper has a built-in tub and another linen closet, and there is access from the master bedroom. Comfort and charm are combined throughout the house, and the air of country casualness makes it a most inviting home.

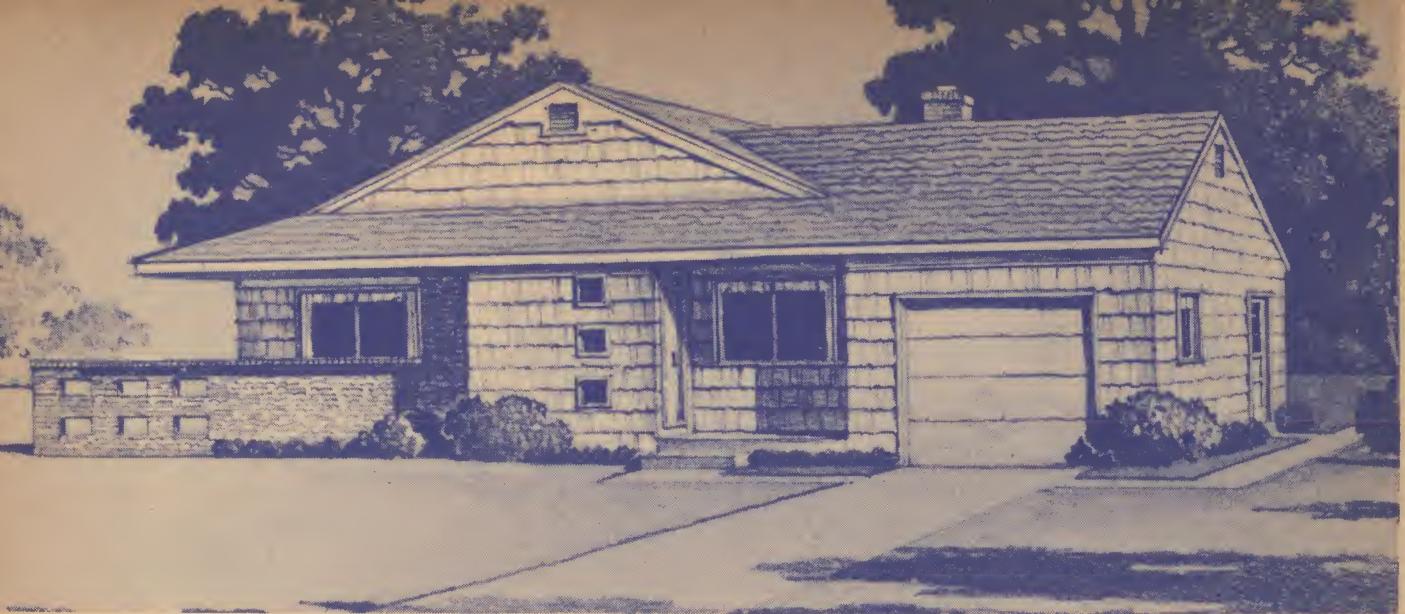
**Overall Dimensions: 42' x 34'9".**

**Square Feet: 860 (perimeter area, excluding garage).**

**Architect: Herman H. York.**







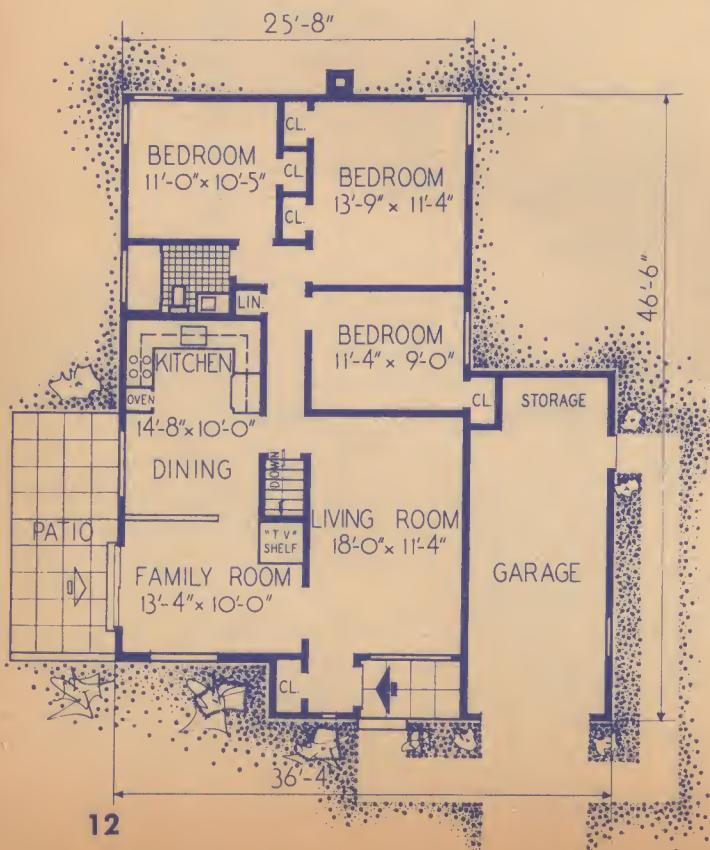
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Simple and Substantial

PLAN NO. 6383-Z

This is a substantial house blessed with a simple floor plan, easy to build and maintain and a joy to own. The exterior is covered with wood shakes and has an interesting roof line, plus a decorative brick patio wall. The front entry is located to give it maximum protection from wind and weather; the entry hall is lighted by three windows and has a handy closet for coats. There is a spacious living room, nicely proportioned and easy to decorate, with a large window at the front. To the left is the family room with its large window at the front, sliding glass doors which open on the patio, and a corner "T.V." shelf designed to hold a swivel base television set.

A low rail separates the family room from the dining room. This room has windows looking out on the patio and is roomy enough for comfortable family or company meals. The kitchen is in the popular "U" design, planned to include space for every appliance and for plenty of cupboards and work space, too, yet everything is within easy reach. Stairs to the full basement are centrally located near the kitchen area. At the right rear of the house there is a large bedroom with corner windows and two big closets. The left rear bedroom also has corner windows and a large closet. A third bedroom, with a large closet and a large window is situated so that it could also double as a den or guest room. The convenient bath has a modern vanity sink and the linen closet in the hall is large enough for the storage of all bath and bedroom linens. There is extra storage space in the rear of the attached garage, right next to a handy side door.



Overall Dimensions: 36'4" x 46'6".

Square Feet: 1,125.

Architect: Alwin Cassens, Jr.

## Design for the Times

With all of the exciting things there are to do in leisure moments these days, most people prefer the type of house where there is plenty of "living space," but no unnecessary upkeep and cleaning or time consuming maintenance. This is such a house, with a design for the times. All of the main areas of the house are on one floor; on the lower level there is a garage and a full basement, reached from the stairs near the rear entry. From the sheltered front entry it is just a step through to the hall where there are twin closets for the wraps of guests and family. To the left is the living room, which has a graceful bow window at the front and a fireplace centered on the side wall. Behind this room is the dining room; nicely proportioned, it has a wide window at the rear and enough room to dine graciously in old-fashioned comfort. The living room, dining room and kitchen are all complete in themselves, giving you privacy when you want it, but they are close enough to each other to be convenient, too. The kitchen is also close to the rear entry and base-

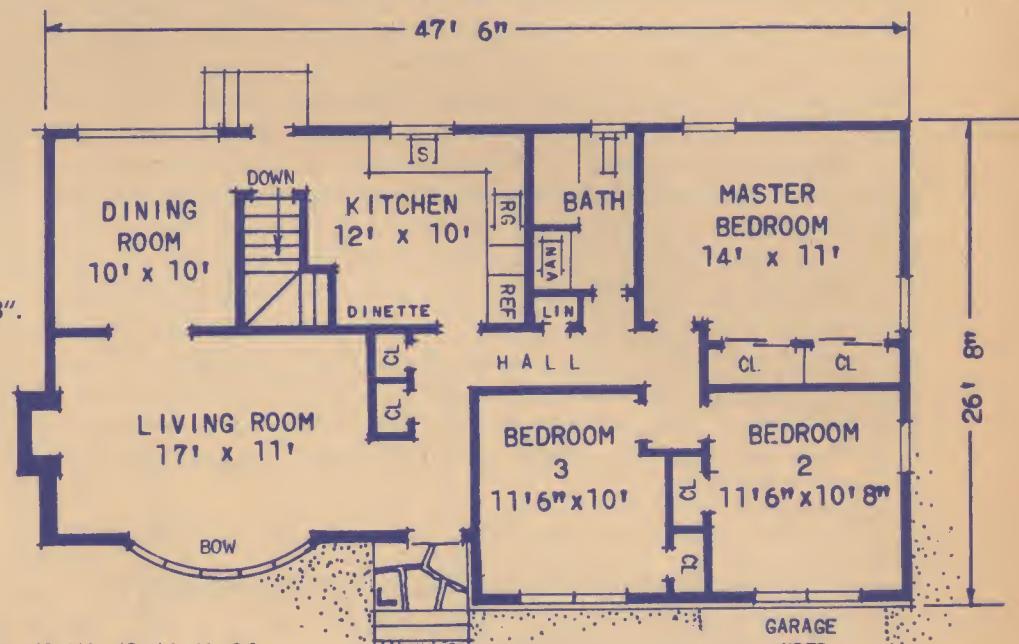
Overall Dimensions: 47'6" x 26'8".

Square Feet: 1,120.

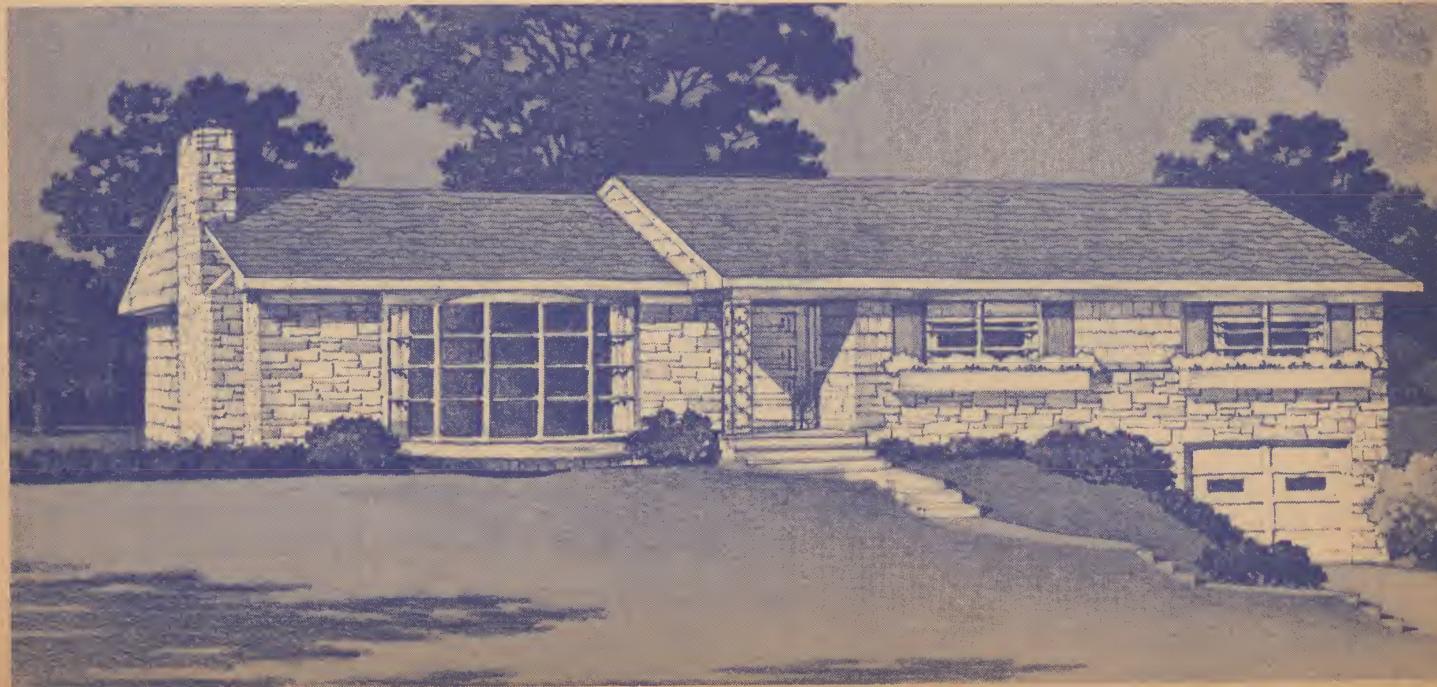
Architect: Lester Cohen.

## PLAN NO. 7102-Z

ment stairs, a definite advantage when the housework is being done. Preparing meals in this kitchen is made easier and pleasanter by the workable arrangement of appliances and cupboards, and the dinette corner makes a handy place for enjoying informal meals. All of the bedrooms open off the main hall and all are a good size. Bedroom 3 has a double window at the front and a big closet and bedroom 2 has windows on two sides for double exposure and a large closet of its own. The master bedroom, in the rear corner of the house, has windows on two sides and a large double closet with sliding doors. In the family bath is a vanity sink and there is a linen closet in the hall. The attractive exterior of shingles and stone, accented with window boxes and sloping lawn, is one that would do credit to any neighborhood.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Model of Efficiency

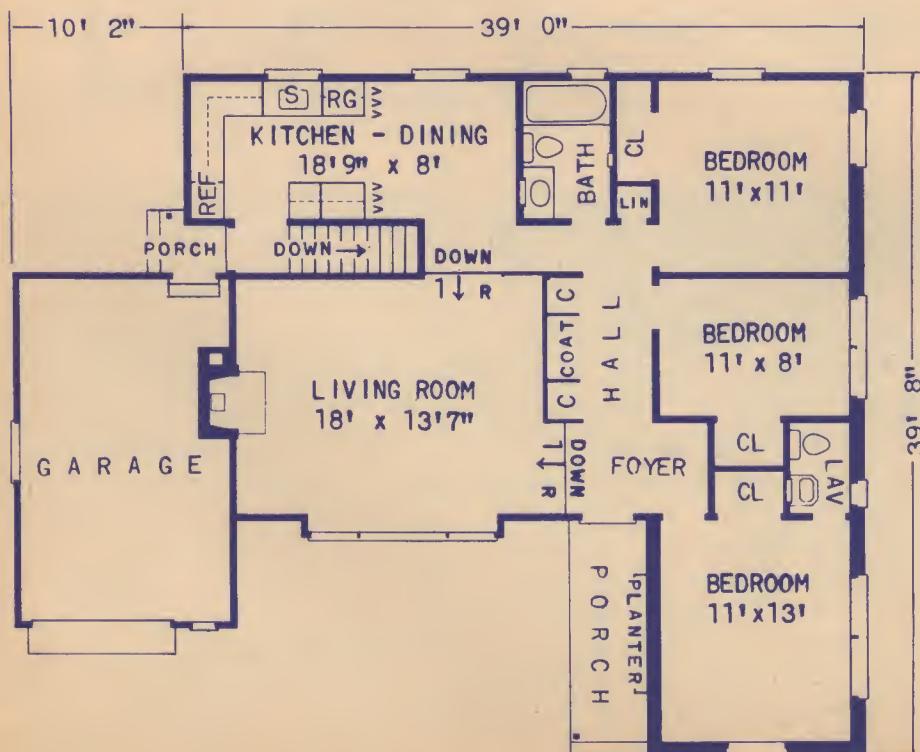
This is a small house, planned to fit comfortably on a small lot. However, skillful designing has molded the moderate square feet of living area into an imaginative and comfortable home which is a delight to look at as well as to live in. A modified U-shape design is the secret of the interesting exterior and the efficient floor plan which, unrestricted by the confines of a simple rectangle, makes economical use of every square inch of space. The large living room, dropped one step lower than the rest of the house, has a handsome bay window and a cozy fireplace. It is connected to the dining area by an arch and wrought iron rail. Note that the location of the living room sets it apart from the main traffic areas of the house,

## PLAN NO. 6384-Z

a very desirable feature. A folding wall separates the kitchen from the dining room, which enables you to enjoy formal or informal dining to suit the occasion. In fact the dining area could easily be used as a family room if that is your preference. The kitchen has plenty of counter space and the service entry is located handy to the basement stairs and rear garage door, but in a place where it does not use any kitchen space and where it will be a dirt-and-clutter-catching all-weather family entrance to the house. The main hall, instead of being wasted space, contains the foyer and three big closets. The main bath, with a vanity sink, serves not only the two rear bedrooms but is also convenient to both the living room and kitchen.

The master bedroom has its own lavatory and cross-ventilation from three big windows. For a family which doesn't yet require three bedrooms, the middle room could serve nicely as den or study. The long covered porch at the main entry is enhanced by a brick planter; brick veneer is used on this wing, blending nicely with the wood siding, and a wood fence provides a homey touch.

Overall Dimensions: 39'8" x 39'.  
 Square Feet: 1,190.  
 Architect: Alfred H. Ryder.

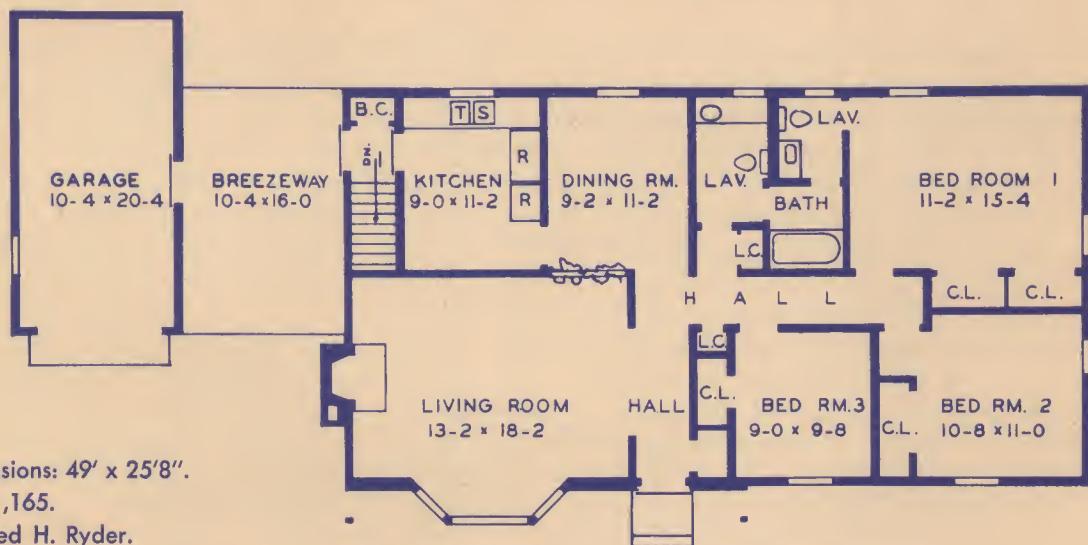


## Ranch House Success Story

PLAN NO. 4728-Z

Smart simplicity with a wide open Western look is the keynote of this delightful home that was designed to make the most of a moderate budget. Noteworthy features include three good-sized bedrooms in the sleeping wing that opens to the right of the center hall. Here there is complete privacy and maximum quiet for sleeping, six large closets for storage and linens and a wonderful split-bathroom. You will notice that the extra lavatory can be used by the parents as a private bathroom accessible from their room and the second lavatory opens to the hall and includes a vanity for guest use as a powder room. To complete the unit, the tub is in an alcove easily reached from the bedroom hall and from the master chamber. There is a guest closet in the vestibule and then the visitor or family can go into the well-proportioned living room through the inviting archway.

A stunning window bay and handsome fireplace are adjuncts to the air of gracious living that is part of this room. At the back, the dining room can be reached from the front hall, too, and this excellent traffic pattern makes this room right for formal dining as well as practical for use as a TV den for the family—a variation of the popular family room right off the kitchen. Breezeway and garage attached to the house add to the long, low look of the exterior but more than that, the sheltered area will be used for outdoor play and entertaining in warm weather. A service door and vestibule protect the kitchen from drafts. The broom closet is placed at the head of the stairs to the cellar and both are wonderfully convenient to the kitchen. Indoor and outdoor living, sleeping comfort, entertaining luxury and a balanced budget are all "built-in" in this popular plan.



Overall Dimensions: 49' x 25'8".

Square Feet: 1,165.

Architect: Alfred H. Ryder.





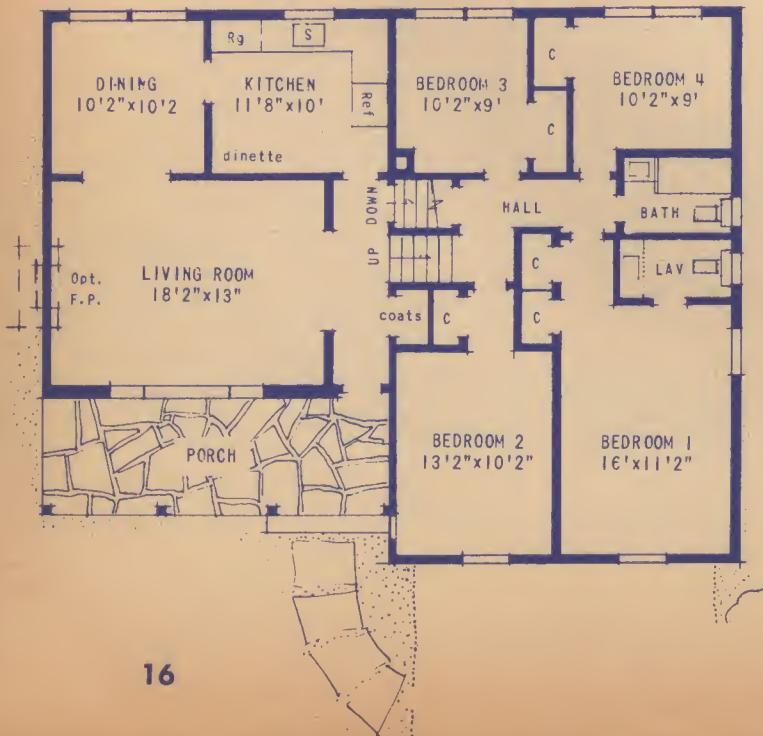
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Striking Four-Bedroom Split-Level

PLAN NO. 1716-Z

This is a home that is inviting in exterior appearance and just about perfect with its plan that adapts the split-level to the four bedroom family. A colonnade porch, stone facing and brick trim highlight the living room side and wood shingles above the garage offers lovely contrast. The picture window is sheltered by the porch, but still offers a wonderful view to the front and a fireplace is indicated in the living room should you want to add it. A center hall makes a lot of sense, protecting the living areas and making it easy for mother to get from her convenient kitchen, at the back, to the front door or down to the laundry area, den or garage. Easy half flights of stairs are heart-savers, whether it's to the lower level or up to the bedrooms over the garage. As you note, there are four spacious chambers, with two exposures for the master

bedroom, two large closets and a most economical laundry, back to back with the main bathroom that opens from the hall. The two bedrooms at the back share a wall of closets, and there's convenient linen storage as well. While an archway leads from the living room to the dining ell, sliding doors set off the kitchen, both for serving ease and trim modern convenience at the dining room side, as well as at the entry to the front hall. The den on the lower level is a cozy area, and a full scale picture window brightens and dramatizes it, day or night. The door is most convenient out to the back garden or terrace, but comfort and convenience are starred throughout every level of this grand home. For a family that needs four bedrooms and wants a multi-level home as well, this budget beauty has all the answers.

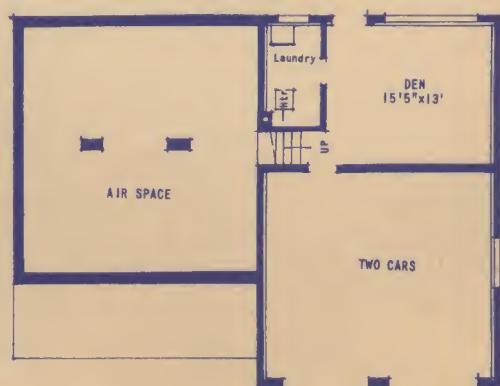


16

Overall Dimensions: 45' x 35'4".

Square Feet: 1,250.

Architect: Lester Cohen.



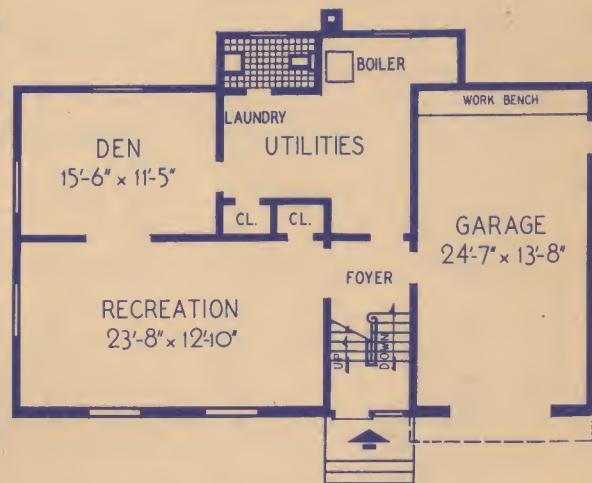
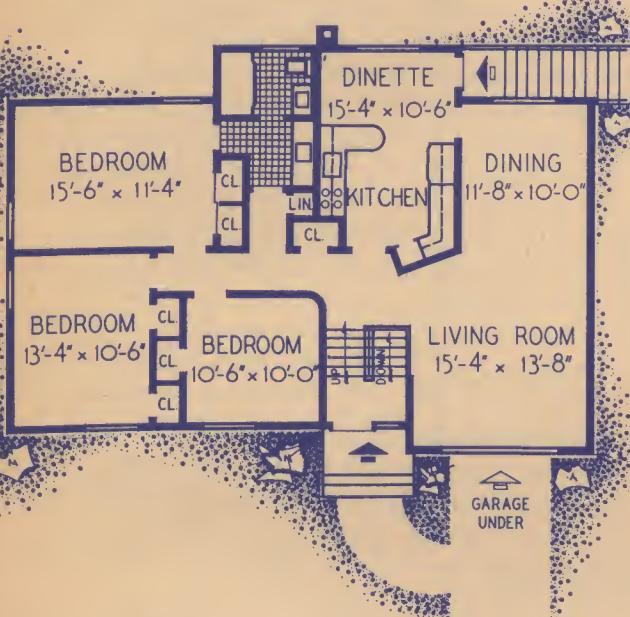
LOWER LEVELS, Reduced Scale

## Comfort Conditioned

What a pleasure it would be to set up housekeeping here, where everything is designed with comfort in mind! The newest home style—the "raised" ranch—with multi-level convenience is popular because it gives the space you want without unnecessary work and expense and this one is no exception. There is an exterior of shingles and brick, and pretty, easy to clean windows—some of them trimmed with shutters and window boxes. The simple lines of the house make it easy to landscape, too. In this house the foyer is midway between both levels; if you go down to the basement there is a recreation room with three nice windows and a closet, also a den which is in a quiet corner, a lavatory, a storage closet, and a garage which has a door into the foyer, another toward the rear, and a work bench space. So you can see that the basement has ample room for entertaining, work, storage and study. When you take the six steps up from the foyer they bring you to a center hall on the first floor which has a

## PLAN NO. 9905-Z

closet for the convenience of guests and family. To the left of the hall are the bedrooms, all three of them extra large and light. One of them has a single window and closet, and the room at the front corner has two windows which give cross-ventilation, and two closets. In the master bedroom there is a double closet with sliding doors, two windows, and a private entry to the bath and dressing room combination. Now this bath arrangement is simply ideal. First of all, there is a complete bath centrally located to all areas of the first floor, and then in front of that a dressing room which has a vanity with built-in sink and can be used very nicely as a guest powder room. There is a linen storage closet in the hall. Your kitchen will be roomy and easy to work in, and just think of having a snack bar and a kitchen dining area, and a spacious dining room for company meals. The living room has a big picture window, and plenty of unbroken wall space to make interesting furniture arrangements possible.

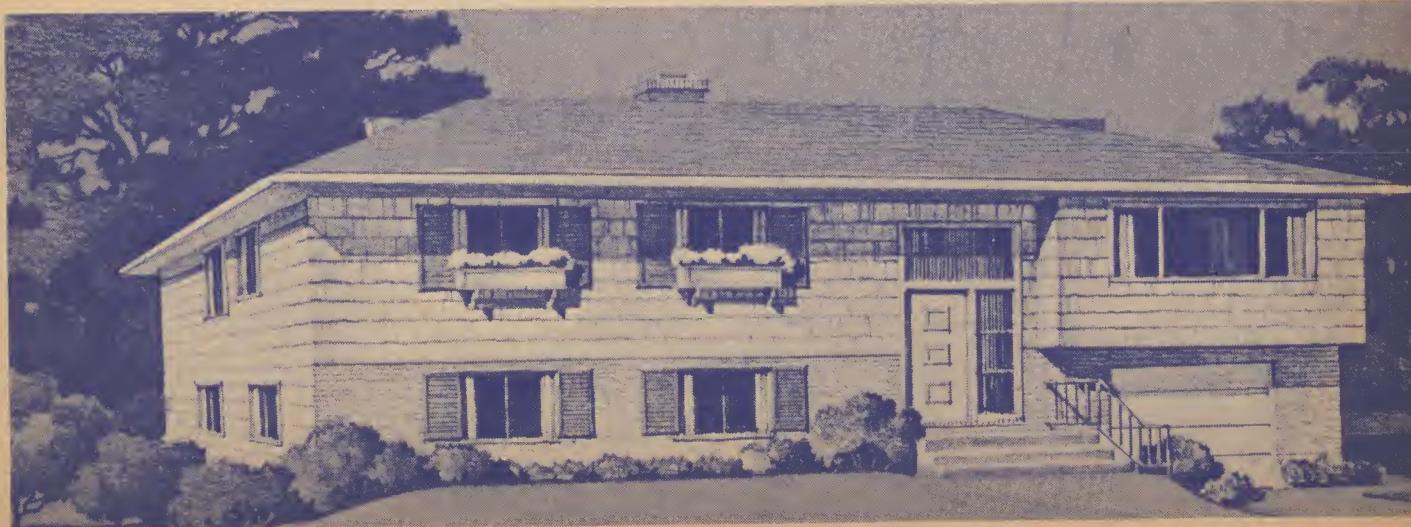


Overall Dimensions: 45' x 31'8".

Square Feet: 1,247.

Architect: Alwin Cassens, Jr.

HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36



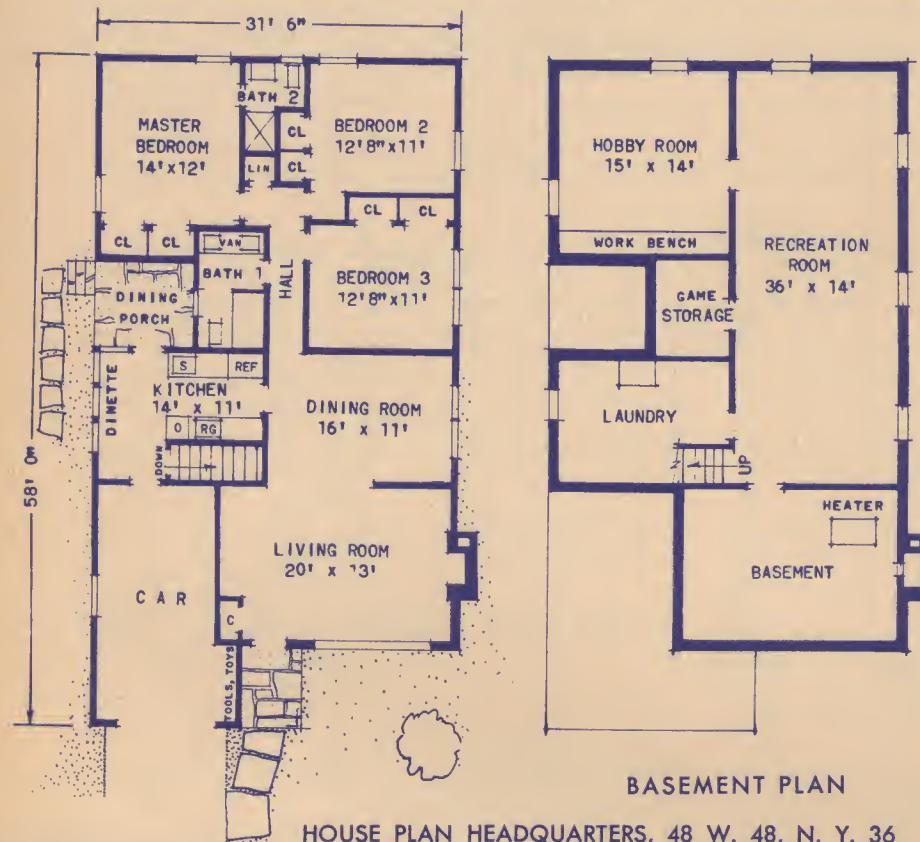
## Attractive for a Narrow Lot

# PLAN NO. 3911-Z

No matter what setting you have in mind for your new home, there is no doubt that this one will do it justice. There is a unique quality to it which sets it apart, and makes it a home to be proud of. The garage roof extends to form a sheltered front porch, and the graceful wrought iron pillar sets it off to perfection. Elegant stone is used to frame the triple window and for the outside chimney as well, while trim wood siding completes the exterior. Once inside the house it becomes apparent that the floor plan has been designed so that every room may be used to best advantage. The living room has a coat closet, a pretty triple window at the front, and a fireplace. It is

away from the main traffic areas of the house which means that it can always look "company perfect." In the kitchen, which has been designed in the popular Pullman style, everything is within easy reach, and there is also enough work and storage space. From the kitchen it is only a step or two to any of the three dining areas. There is a formal dining room with two large windows, a sunny dinette area for informal meals, and a sheltered dining porch. This porch is designed to be screened in which will make it ideal for those easy summertime meals, and it will also serve the year round as an outside entrance to the kitchen which is a convenience for the entire

family. At the rear of the house, where there is a minimum of quiet privacy, you will find the master bedroom, complete with cross-ventilation, two big closets and a private bath with stall shower. Both of the other bedrooms have two large windows and two large closets. There is a linen closet in the hall where bedroom and bath linens may be conveniently stored. In the family bath a full tub and a double vanity sink are placed to give convenience without crowding. The garage has a door which opens near the basement stairs. Down in the basement there is a hobby room with a built-in work bench, a spacious recreation room with a large closet for game storage, a laundry room and a basement storage and heater room. Best of all, this house will fit a 50' or 60' lot just fine.



Overall Dimensions: 31'6" x 58'.

**Square Feet: 1,310.**

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Planned To Expand

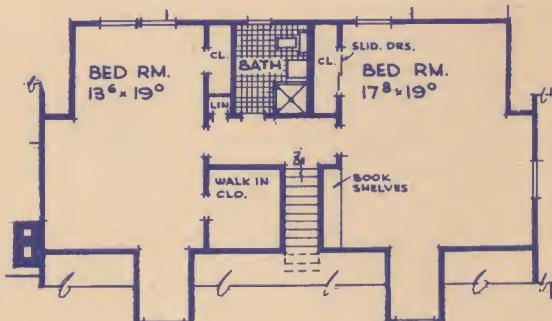
This charming country colonial house has been designed to provide the expansion space you will need as your family increases, without sacrificing any of its livability. Plan on completing the first floor now; the second floor can become a finished reality when you are ready for it. Since the expansion space is all on the second floor of the basic house there is a welcome economy factor in the heating and plumbing facilities; work can be done regardless of the weather and the exterior need never have that "half done" look about it. You can also put in your foundation planting when the basic home is built, knowing it will not be disturbed. As you step through the front door from the wide entry there is a foyer which gets sunlight through the windows flanking the front door; in this foyer there is a coat closet and the stairs to the second floor. To the left of the foyer is the living room, with three large windows at the front and a fireplace along the side wall. A wonderfully spacious dining room at the rear of the living room has three windows looking out to the terrace and a door directly into the kitchen. The plan of the kitchen includes an outside entry, a dinette with a bow window and a working area complete with a pantry closet, counter top range, built in oven and plenty of cupboards. The bedroom at the front has cross-ventilation and a large closet and the rear bedroom has two closets and a window on each outside wall. A clever arrangement of space in the bath area enables you to have a linen closet, a laundry room and a full bath with a vanity sink. The bedroom hall contains the stairs to the basement. On the second floor you can have two more bedrooms, a linen closet and a bath with a stall shower. Each bedroom has a cozy alcove with a dormer window; one room has a large closet with sliding doors and built in bookshelves and the other room has a big walk in closet. This house also has an attached garage with extra storage space along the side.

## PLAN NO. 4152-Z

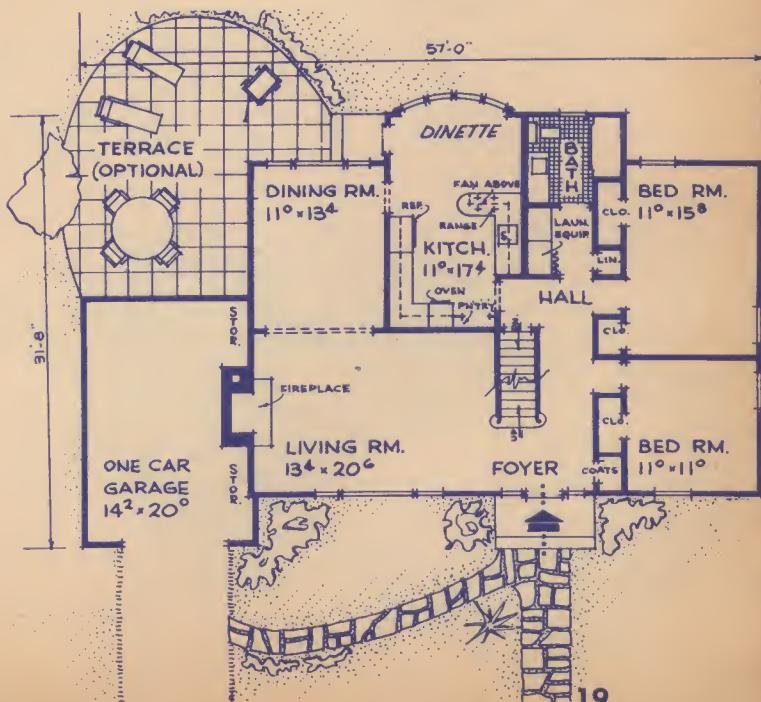
Overall Dimensions: 57' x 31'8".

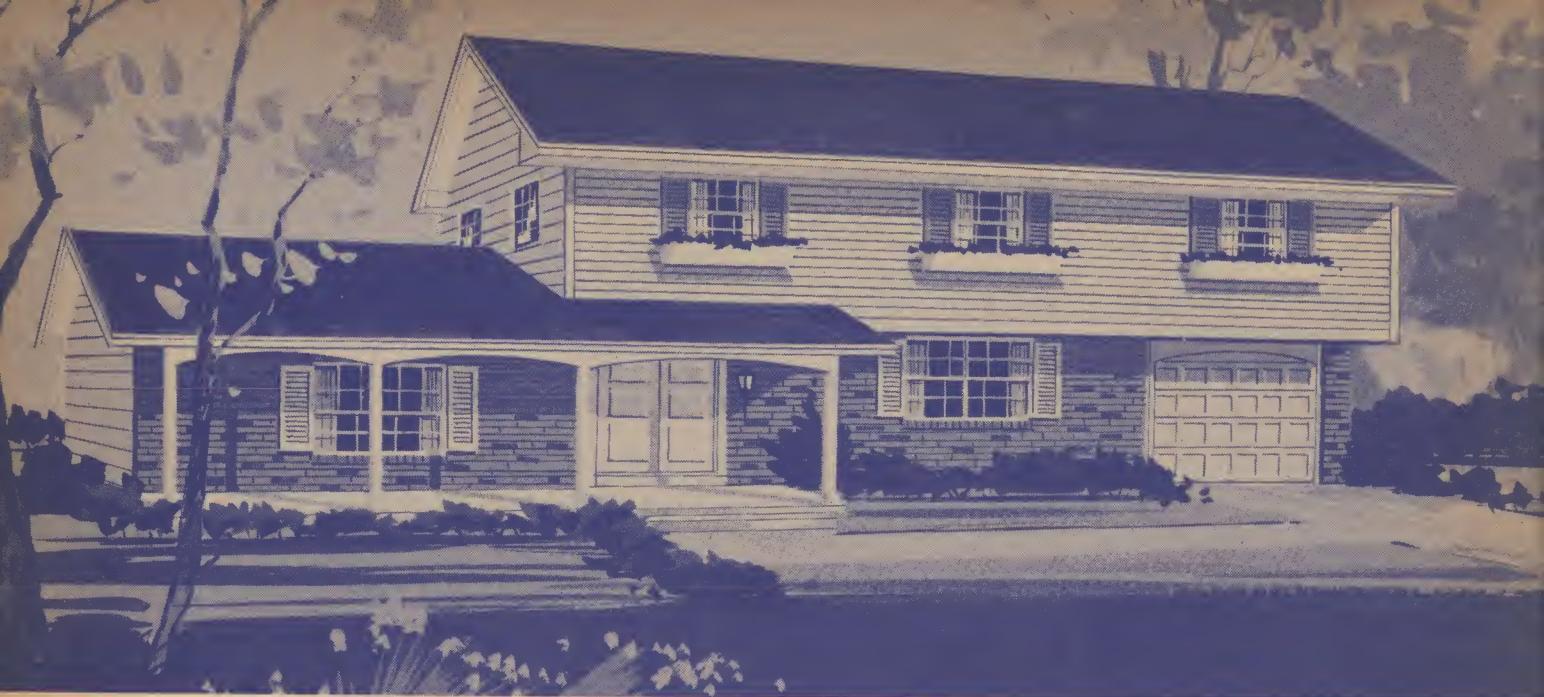
Square Feet: 1,190 (first floor).

Architect: Herman H. York.



SECOND FLOOR





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Looks and Livability

This four bedroom two story model has been designed with an external beauty combined with an interior layout that solves the problems of modern living. It features a living room on the side, smoothly blended into the colonial facade through a handsome arched portico, which adds to the early American flavor, and makes a most impressive entrance. The main entry has panelled double doors that open on a roomy foyer with a coat closet removed from front-door congestion. An attractive open railing separates the foyer from the living room, and a powder room lavatory is on the other side of the foyer, centrally located for the entire downstairs. The formal living room, stretching 21-feet from front to back, is two steps below the level of the rest of the first floor and has sliding glass doors leading to a rear patio. The dining room is convenient to the kitchen; yet it has the same feeling of elegant privacy that is evident in the living room, and both areas have attractive double hung mul-

## PLAN NO. 6385-Z

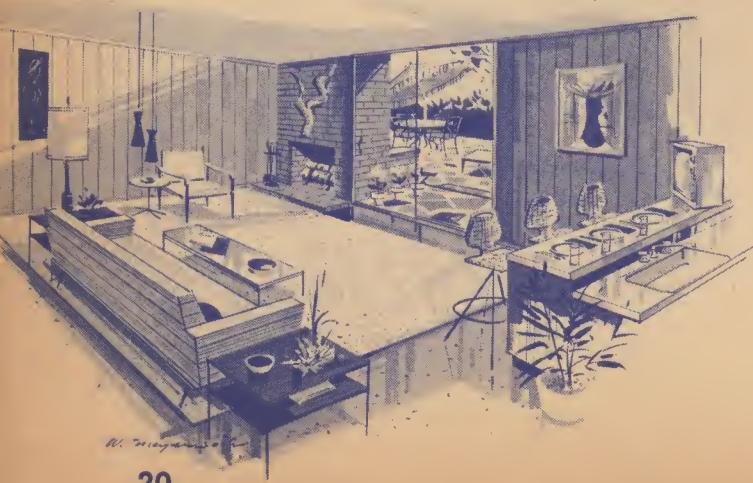
tioned windows. The emphasis in the living area of this house is on the kitchen-family room, the place that always draws a crowd, especially in a large family. This one has a large corner fireplace that adds both visual and actual warmth and shares its chimney with an outdoor barbecue grille on the rear patio. The kitchen is convenient to the rear service entry and the basement stairs, has a breakfast bar and a step-saving U-shaped work zone, and affords supervision of both indoor and outdoor play areas. Upstairs there are four roomy bedrooms, maximum closet space and excellent ventilation. Both bathrooms have vanities and the master bath has a sunken tub. The garage is subordinated in looks only; it stretches the full depth of the house, has a second overhead door at the rear and has been designed to double as a sheltered play area, complete with hop scotch layout painted on the floor—a good example of the accent on large-family living which is apparent throughout the house.

Overall Dimensions: 49'8" x 24'1".

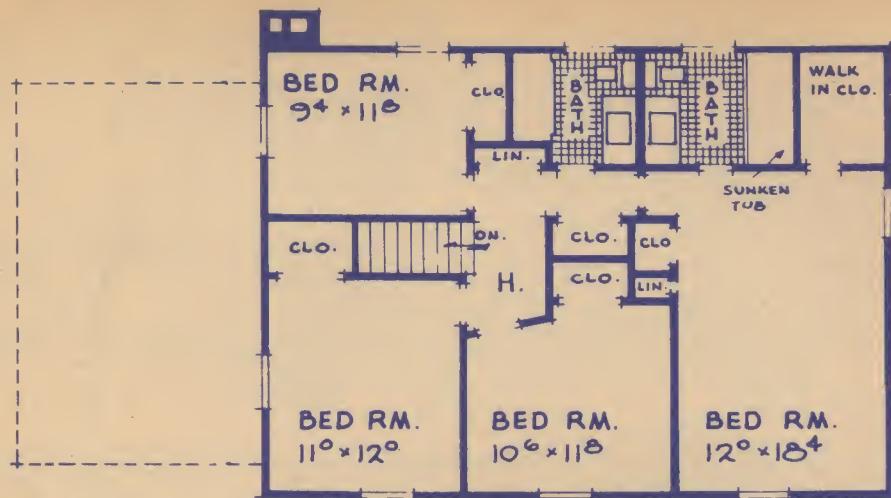
Square Feet: 810, first floor,

860, second floor.

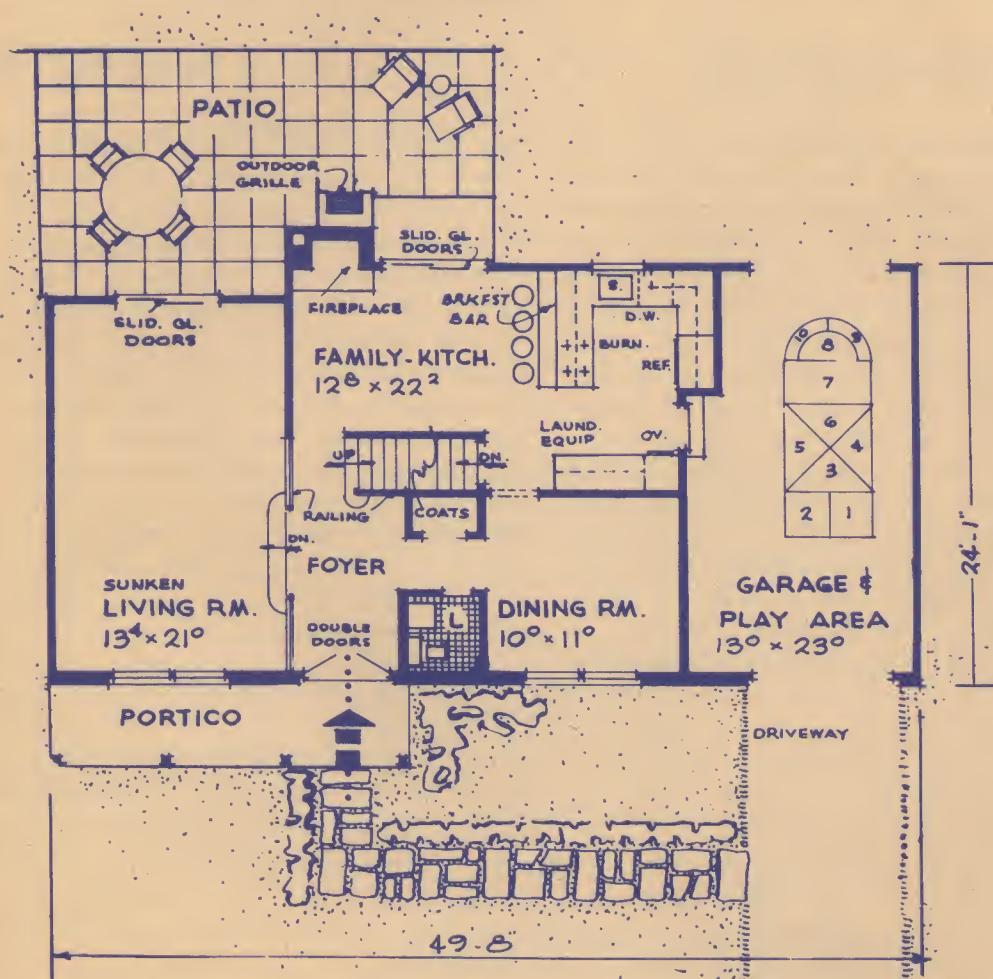
Architect: Herman H. York.



The breakfast-bar, a fireplace which backs up the barbecue, and sliding glass doors are features of the family room-kitchen.



SECOND FLOOR



## FIRST FLOOR



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

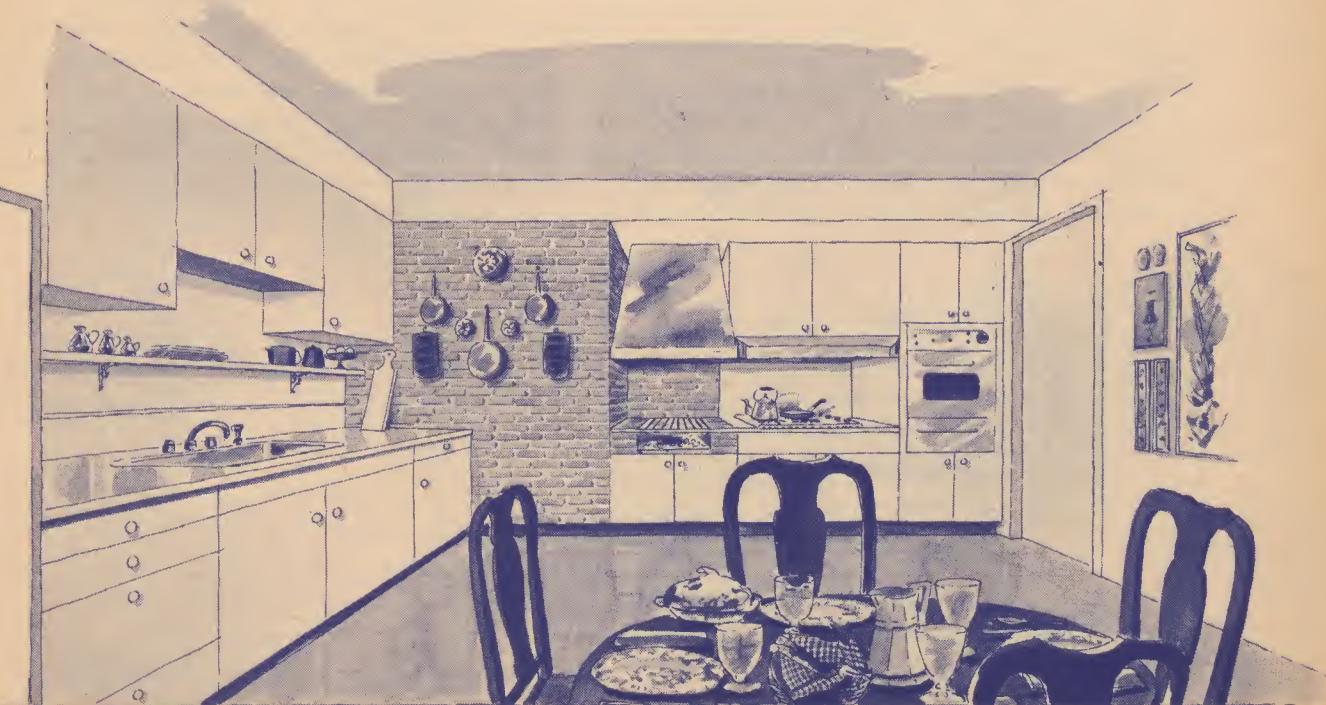
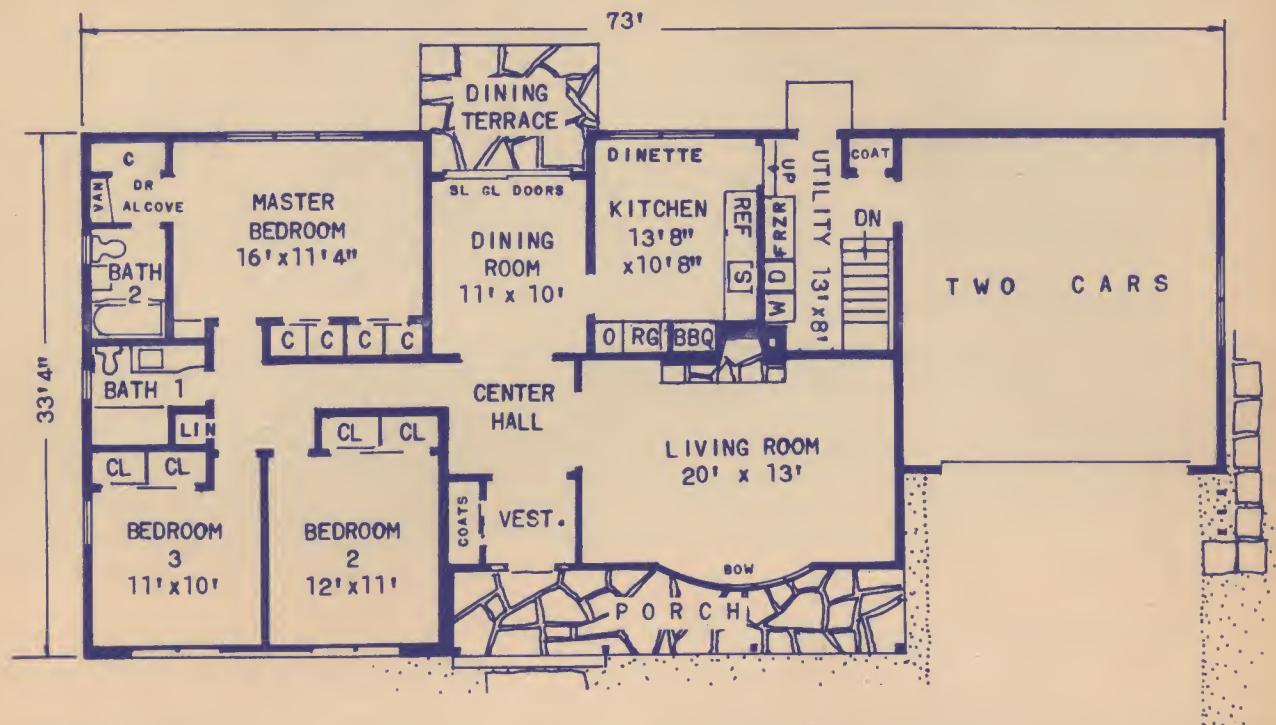
## Resale Values Built In

This is a house that keeps its value, from year to year and from family to family. It's got so many of the features that never lose their popular appeal: a center hall, with vestibule and coat closet, a bedroom wing completely separate off its own hall, a dead-end living room, plenty of closet space, an extra bath, a step saving utility area off the kitchen, an outdoor porch dining terrace, reached by sliding glass doors from the dining room (this is a plus, too). This is only a partial list because everyone who sees this house finds something else to love in it. The exterior is classic and appeals to those who want the traditional look with modern overtones. It fits into any neighborhood and is welcome everywhere. Ten closets, a dressing alcove, two baths and three bedrooms share the expansive sleeping wing. The dining room, with its integrated terrace beyond looks out to the rear of the house, and is the focal point of the garden

## PLAN NO. 7231-Z

vista. Both the dining room and the living room are made to seem even more spacious because of the generous center hall and vestibule. The living room bow window and fireplace face each other, preferred placements in the eyes of many a householder. Using the same chimney there's a kitchen barbecue integrated with range and oven. The brick chimney itself becomes an attractive background for kitchen equipment, antique and modern, warm copper and polished wood. The service entry, from garage or back yard, protects the kitchen from muddy footprints. There's a washer dryer and freezer, should you prefer them here instead of in the basement. Basement stairs are reached in this area too, and there's a back closet for rain and garden gear. This is a home that is always in style. Love it, live in it and enjoy it. You'll never wear out its value.

Overall Dimensions: 73' x 33'4".  
Square Feet: 1,300 (excluding utility).  
Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Featuring Spacious Living

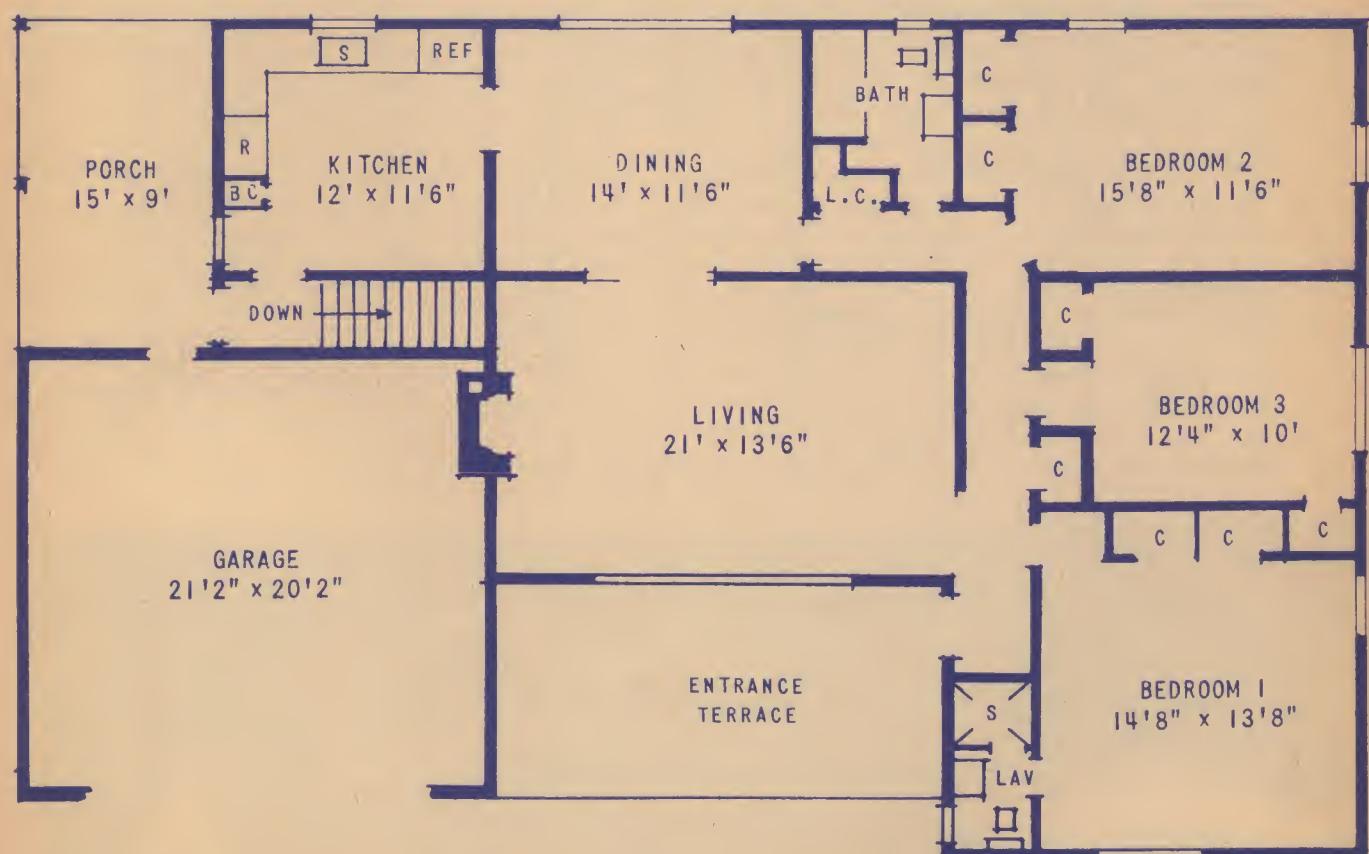
For those who like a house large enough to really move around in, and for folks who want additional space for gracious living, here is "spacious living" personified. All of the three bedrooms are master-sized and the closet storage in each is remarkable. The master bedroom boasts of a private lavatory with Hollywood stall shower. Good ventilation is planned for each chamber. This is a true center hall house, offering privacy for every area. The broad entrance terrace that welcomes you outside leads into a cozy vestibule, and to the left is the living room, particularly spacious. A smart picture window looks out onto the terrace and front garden, and the striking stone fireplace is a handsome note in this distinctive room. A sliding door sets off the dining room at the back, afford-

## PLAN NO. 1550-Z

ing full privacy at dinner, or when open there is a 25' vista between living and dining room picture windows. The kitchen is almost square, and enjoys two exposures for year round comfort. Note the broad expanses of counter work spaces, and there's a maximum of cabinets as well as a broom closet. Your breakfast nook will fit nicely into the convenient corner. The roofed porch just off the back door invites outdoor meals, and also offers sheltered access from the garage to the kitchen and to the cellar stairs—excellent circulation for service areas. A deep, L-shaped closet provides super linen storage just outside the family bathroom. Truly distinctive, this roomy ranch house has just about everything you want in your carefully chosen home.



Suggested furniture arrangements for living and dining rooms to point up the privacy of these areas.



Overall Dimensions: 62' x 39'.

Square Feet: 1,350.

Architect: Lester Cohen.

# Enduring Beauty

PLAN NO. 1173-Z

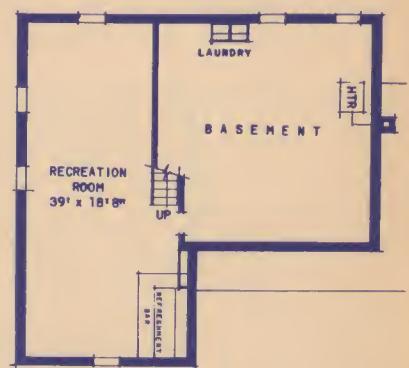
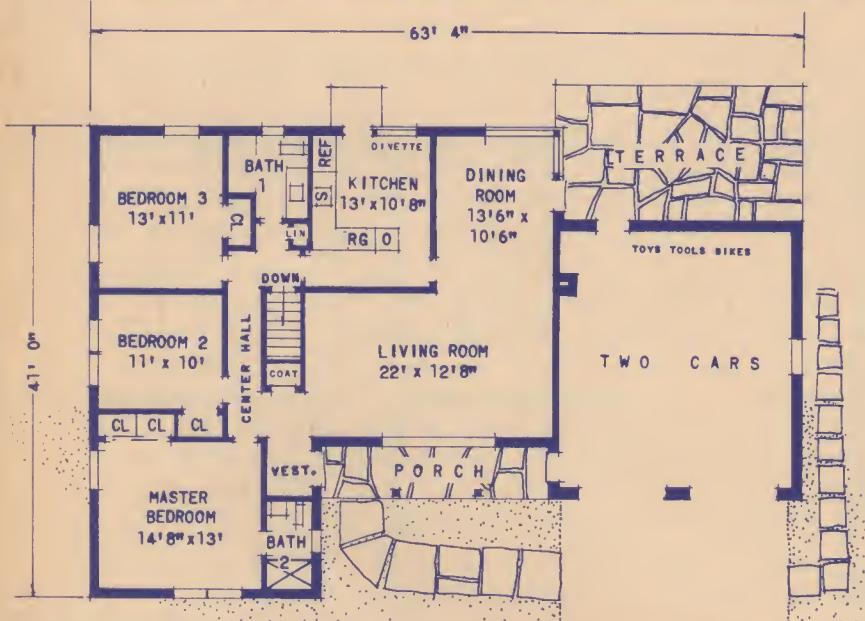
Building a house is usually an investment meant to last a lifetime; therefore it is one that requires a great deal of consideration and thought. When every angle has been carefully considered you will find that this ranch house is one of enduring value. It's a real beauty, too, suitable for any neighborhood. The brick gives it warmth and color, the small paned windows and unusual covered porch design add interest, and even the cupola and weathervane atop the garage make the house distinctive. The front door opens from the porch into the vestibule where there is a nice coat closet. Every bedroom is off the center hall at the left; the master bedroom in the front with three windows giving cross-ventilation, a double closet with sliding doors, and a private bath with a stall shower. In the middle there is a second bedroom with two windows and a big closet, and in the rear still another bedroom which has cross-ventilation and a big closet. The family bath is handy to all areas of the house; it has a linen closet outside, an alcove tub and a built-in

sink with vanity space on each side. From this part of the house there are stairs down to the basement area which has room for a laundry and a great big recreation room complete with four windows and a corner refreshment bar. At the front of the house on the main floor is the living room with a big window area looking out on the front porch, and plenty of floor area and unbroken wall space. The dining room is beyond the living room at the back of the house; it has a charming corner window arrangement and a door to the flagstone terrace. From the attached two-car garage there is a door to the porch and also one to the terrace, for your convenience. Completing the picture of a beautiful ranch house is the beauty of a kitchen where there is space enough for every appliance, a door to the back of the house and a dinette area in front of the window.

Overall Dimensions: 63'4" x 41'.

Square Feet: 1,350.

Architect: Lester Cohen.



Basement, Reduced Scale





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Just Right Rambler

What makes this plan "just right"? You'll soon discover for yourself that it has space and styling and real livability, and a lot of other features that could make it just right for you. The exterior of the house is of stone and wood—the architect has used shutters, a window box, and a cupola with a weather vane for added interest. A flagstone pathway leads to the extra long veranda porch, which is also of flagstone, and which serves to protect the front entry. At the other end of the porch there is a door to the garage—very handy in bad weather. Three large windows in the living room look out on the porch; if you'd like a fireplace in your home there can be one built along the side wall of the living room. To the rear of the living room is the dining room—it's big enough for formal entertaining, and it has two big windows at the rear which make it always bright and cheerful. One

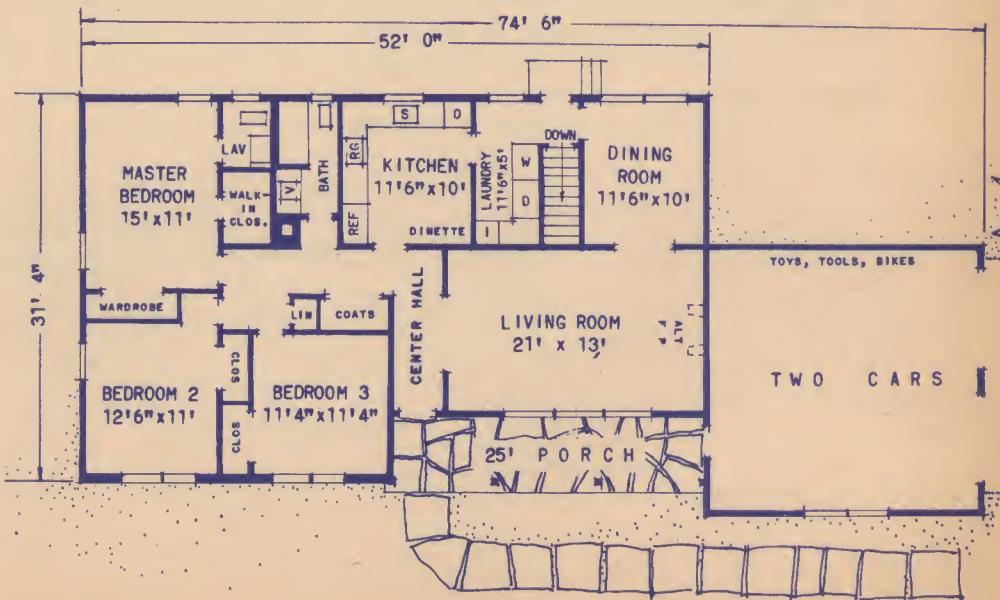
## PLAN NO. 4988-Z

important feature of this house is the rear entry which is close to the basement stairs and the laundry room and kitchen. Such an arrangement saves many steps, and much unnecessary clutter. In the laundry room there is room for a washer, dryer, and ironer, plus work surfaces; in the kitchen there is a built-in oven, a counter-top range, plenty of counter and cupboard space, and a dinette corner for family meals. There is a coat closet and a linen closet in the long hall which leads to the bedrooms. The family bath has a vanity sink and full tub, and there is a private lavatory in the master bedroom. Also in the master bedroom you'll find a walk-in closet, a wardrobe closet, lavish floor space, and cross-ventilation. Bedroom #2 has three windows and a large closet; bedroom #3 also has a large closet, and two windows. Very welcome storage space has been included in the two car garage.

Overall Dimensions: 74'6" x 31'4".

Square Feet: 1,395.

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Big and Beautiful

Are you moving up to a big house, and looking for one that is really beautiful and really worthwhile? This two story, four bedroom plan offers just such a house, and we know you'll love it. The exterior is especially pleasing, with wood shales covering the major portion of the house, and the flagstone floor of the front porch blending perfectly with the cut stone of the outside wall. Something different in the way of window boxes—*this* house has them on the second floor! From the center hall every area of the house is readily accessible; just a step down to the right is the family room, complete with fireplace and four big windows, a door to the attached two car garage, and a door to the dinette. Behind the family room there is a rear entry and a lavatory, the perfect combination for keeping mud and garden grime out of the house. There is a dining room extension ell off the living room and both areas are spacious and well lighted; the ideal place for formal entertaining. Everyday meals

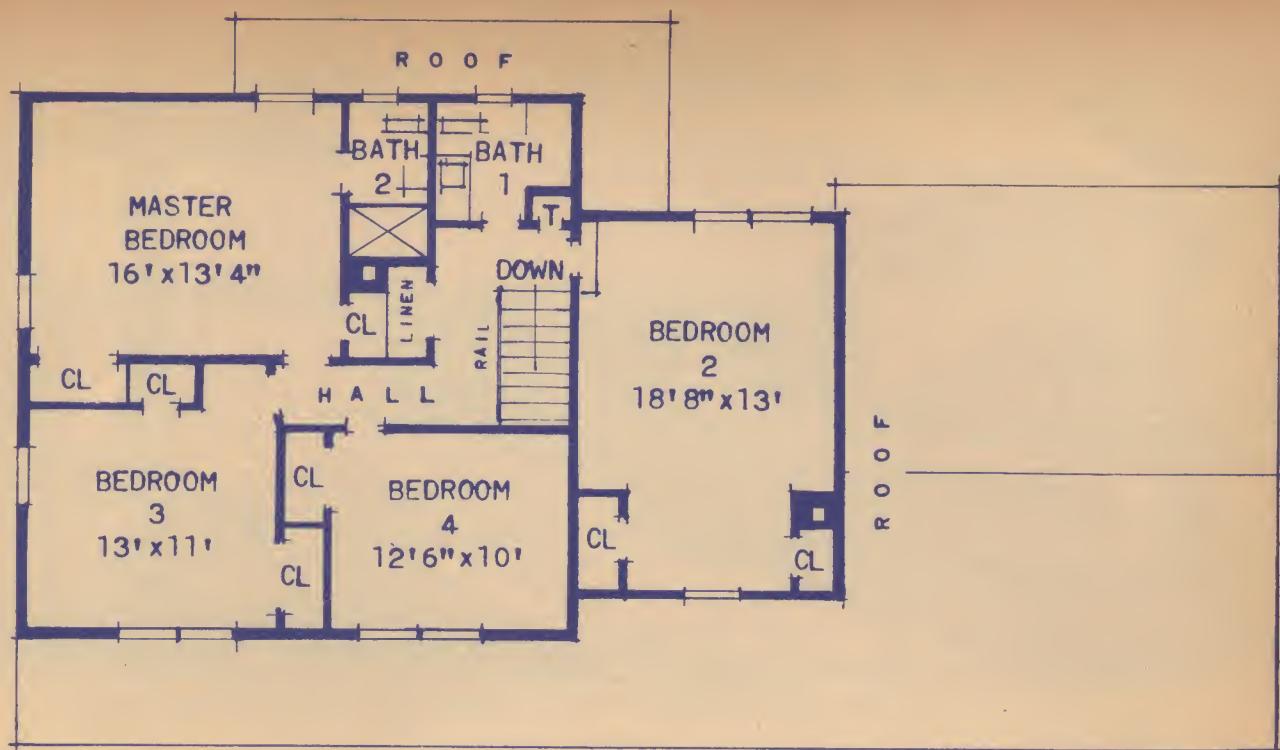
## PLAN NO. 5191-Z

gain added glamor when they are eaten in a cheerful dinette such as this house has, and preparing those meals in the efficient kitchen will be a pleasure. The "U" shaped arrangement saves steps and still provides all of the space needed for various appliances and storage. In addition, there is a handy laundry alcove, concealed, when not in use, with folding doors. A coat closet is at the rear of the center hall; the stairs to the basement are just off the dinette. On the second floor, one bedroom is a step down from the hall level; this room has three windows and two big closets. The two bedrooms at the front of the house have ample window and closet space, and in the hall there is a large linen closet and a towel closet. In the master bedroom there are two closets, two windows and a private bath with enclosed tub. The family bath has a combination vanity sink. Beautiful inside and out and big enough for really enjoyable living, this is the house you've been looking for!

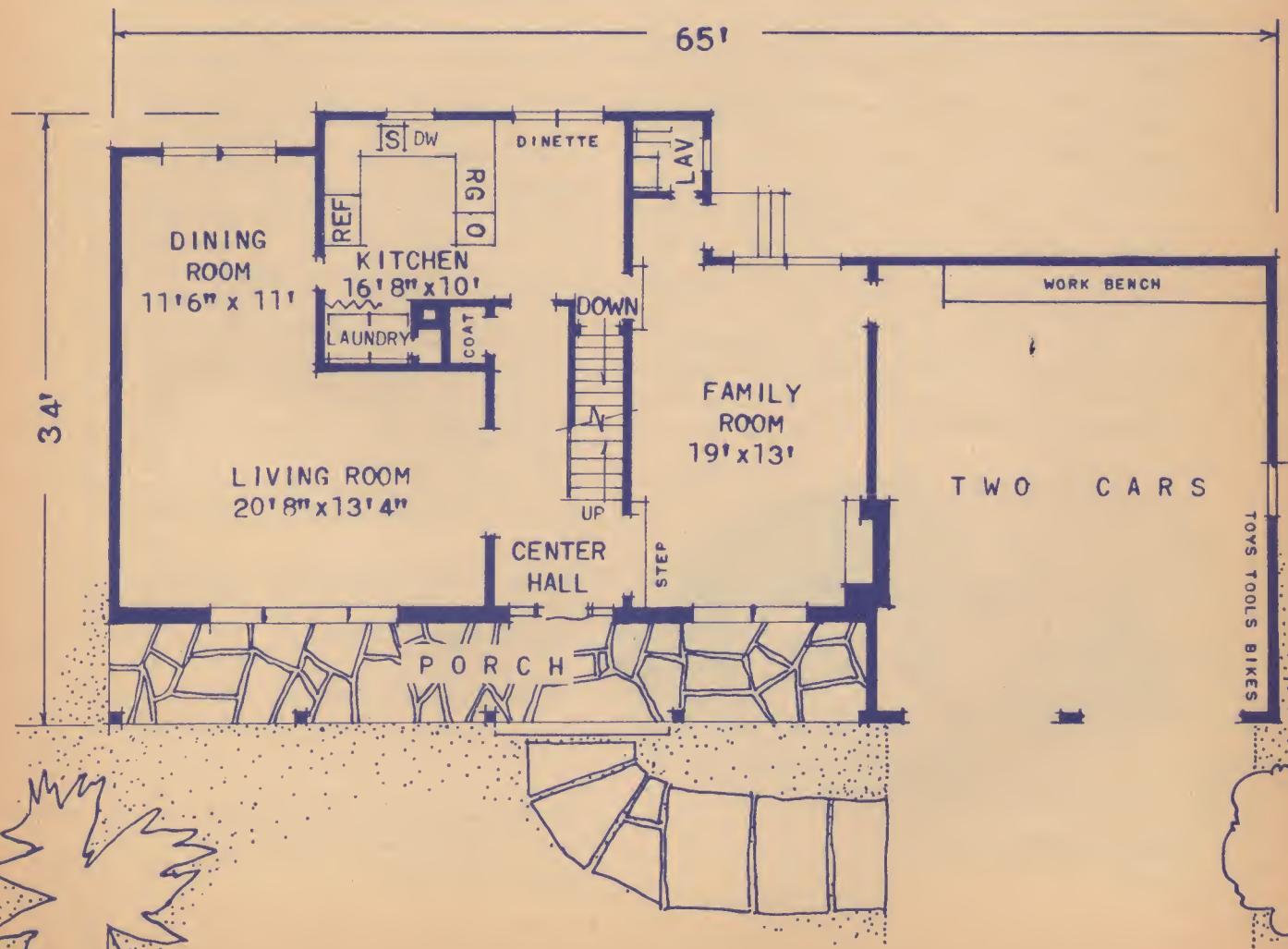
Overall Dimensions: 65' x 34'.

Square Feet: 1,060 first floor; 790 second floor.

Architect: Lester Cohen.



SECOND FLOOR





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Lavish Living

The architect of the split level house shown here interprets lavish living to mean comfort combined with elegance. One example of this kind of planning may be found on the bedroom level, which has an unusual balcony hall overlooking the living room and all three bedrooms open from this hall. The master bedroom has cross-ventilation, and enjoys a fireplace, a built-in desk, and a walk-in closet, plus a private bath with an enclosed tub and shower combination. Bedrooms 2 and 3 have large closets and two windows apiece. In the family bath there is a full tub and a vanity sink. Two linen closets in the hall provide ample space for bath and bedroom linens. On the main level there is a handsome living room; the fireplace in this room has been designed with a long raised hearth, and three big windows look out on the front porch. The

## PLAN NO. 6249-Z

well planned kitchen includes space for a built-in oven and a counter top range and there is a lot of work and storage space, too. Pleasant family meals can be enjoyed in the sunny, cheerful breakfast room next to the kitchen. This room has a convenient door to the side patio, which can be reached from the dining room too. There are five windows in the dining room, and its location makes it a versatile room, suitable for use as a family room or play room as well as a dining room. The attractive front porch, which has decorative wrought iron pillars and a planter, serves as a passway between the attached two car garage and the front entry. The entry is comfortably large and has a convenient coat closet. On the lower level there is a laundry and shop combination, a fourth bedroom, with closet and lavatory and a large playroom with a corner fireplace and sliding glass doors that open on the terrace. The exterior of this lavish house combines cut stone and clapboard siding, and is as elegant as the interior.

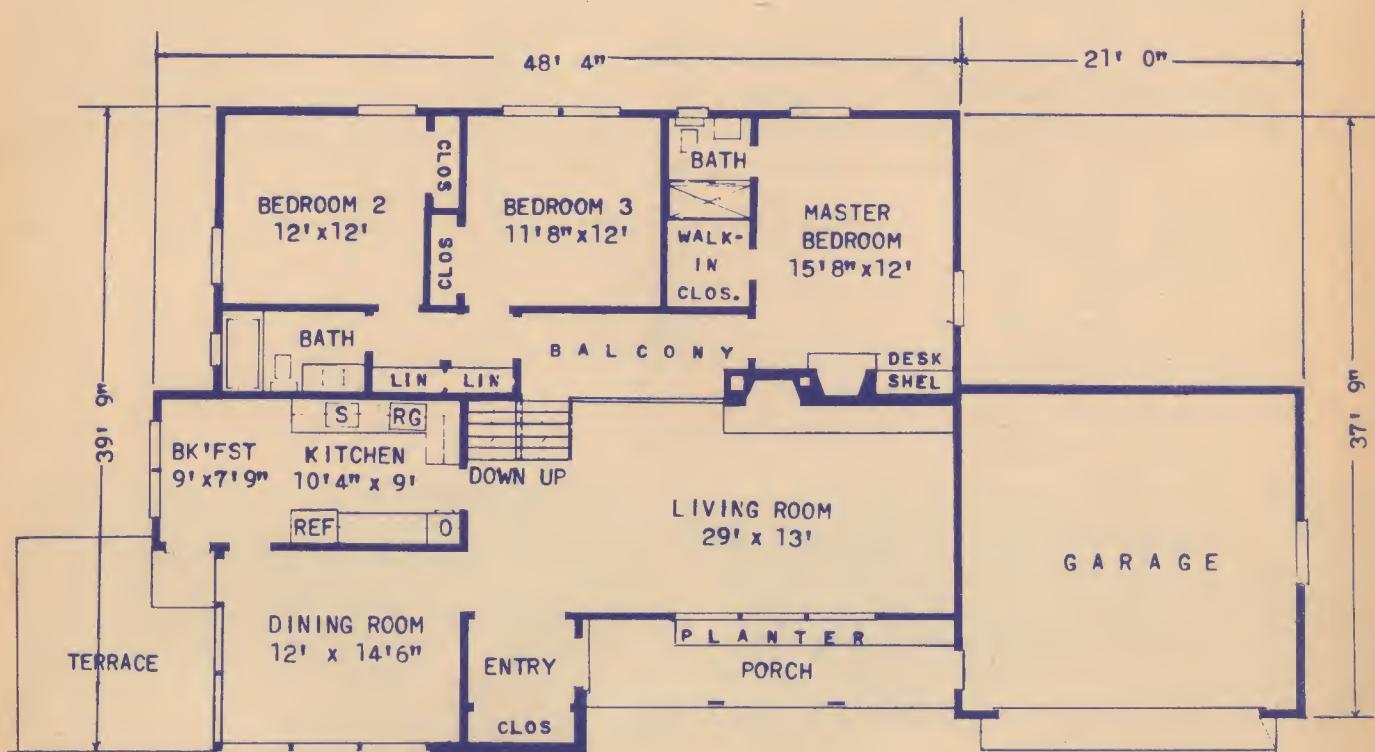
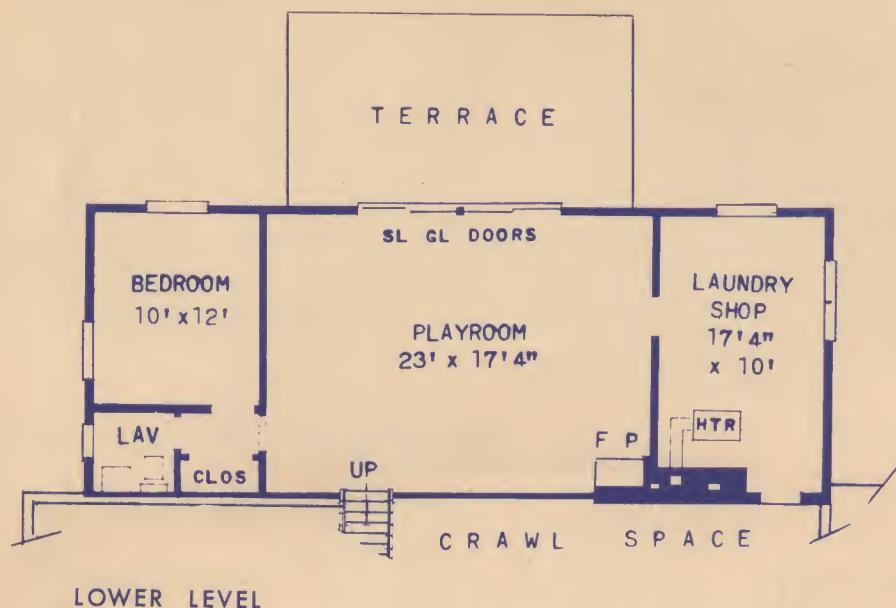
Overall Dimensions: 48'4" x 39'9", excluding garage.

Square Feet: 1,540 (living and bedroom levels).

Architect: Alfred H. Ryder.



The distinguished styling of the living room is dramatized by the balcony leading to bedrooms.



## Picture Pretty

PLAN NO. 2996-Z

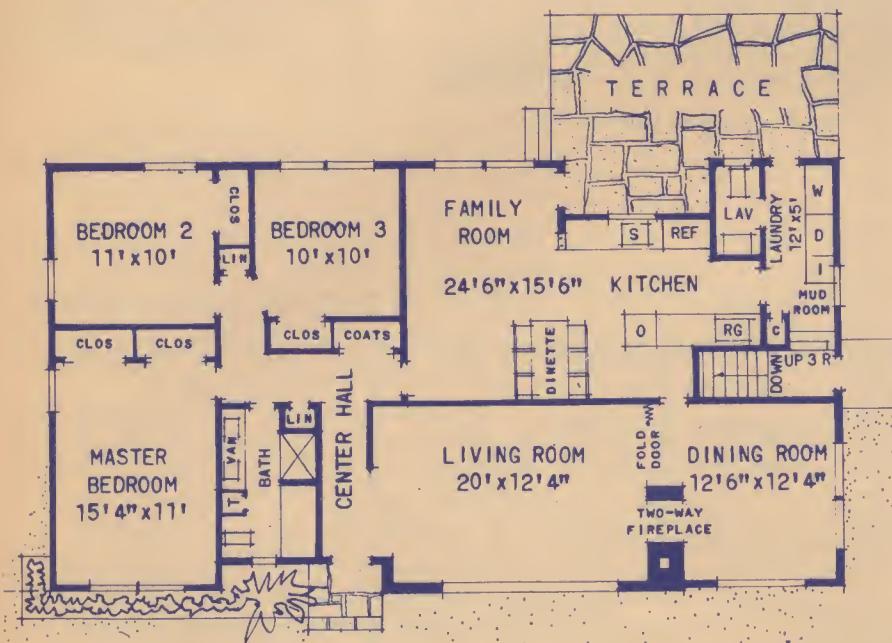
Pretty as a picture and perfectly practical, that's what this house is! The exterior has been designed with a combination of wood siding and cut stone, with a large stone planter decorating the front and the entry. Notice the smart picture windows, and the lovely diamond windows, which give the living areas of the house plenty of welcome light. The front entry has a true center hall leading from it, which effectively separates the activity areas of the house from the sleeping area. This sort of an arrangement helps to give privacy and quiet to the bedrooms and avoids unnecessary traffic. In the living room is the three-sectioned picture window, which covers almost all of the front wall; the rear wall is left free and uncluttered for easy furniture arrangement. A two-way

fireplace serves as a dividing wall between the living room and the dining room; it can be lighted and enjoyed from either side. The large diamond window and a second picture window are in the dining room; a folding door between these two rooms makes it possible to use them as one unit, when the occasion arises. There is plenty of space in the family room-kitchen area and the family room has two big windows, a door to the terrace, and space for a dinette set. Getting the meals ready will be a pleasure in this kitchen—everything is within easy reach, there is a window over the sink, and the cheerful companionship of the family room is just a step or two away. One of the practical aspects of this house is shown in the laundry, mud room, etc. at the rear entry. The laundry corner is accessible to both house and yard; the mud room, closet and lavatory are all step and dirt savers. The full basement is reached by stairs near the side door. To add storage, there is a coat closet, and a linen closet, with a second linen closet between bedrooms #2 and #3. There is cross-ventilation in the master bedroom, and two large closets, bedroom #2 has two exposures and a large closet, and bedroom #3 has a double window, plus a big closet. The family bath contains a tub and stall shower, double vanity sink, and towel closet.

Overall Dimensions: 55'0" x 29'0".

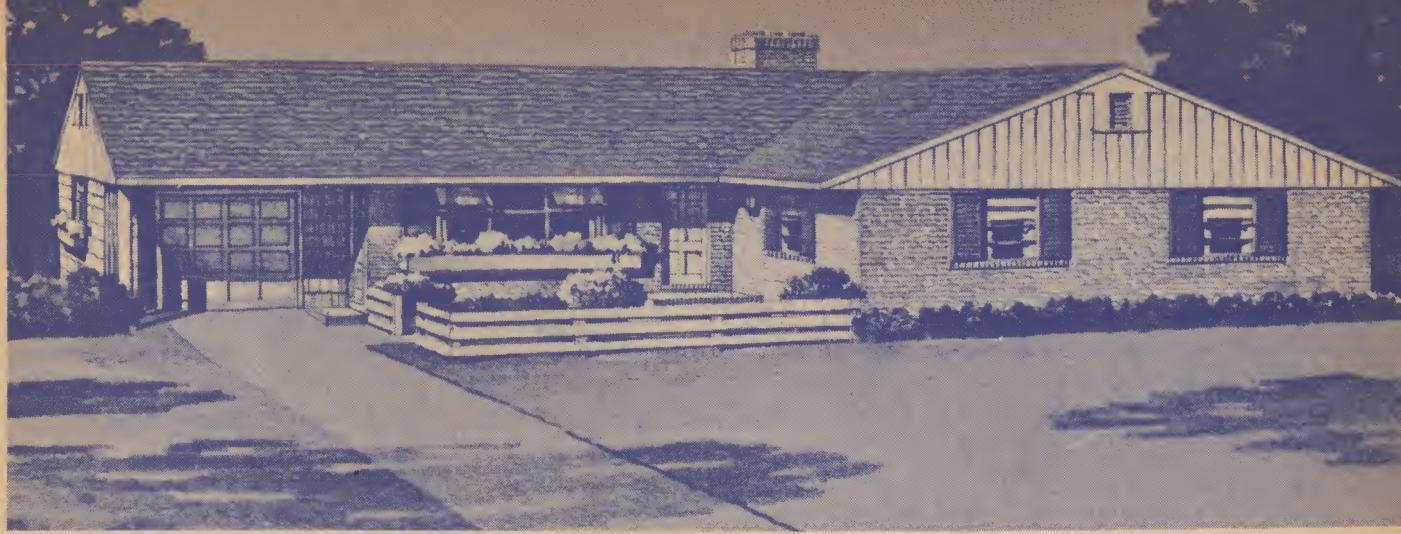
Square Feet: 1,455.

Architect: Lester Cohen.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36





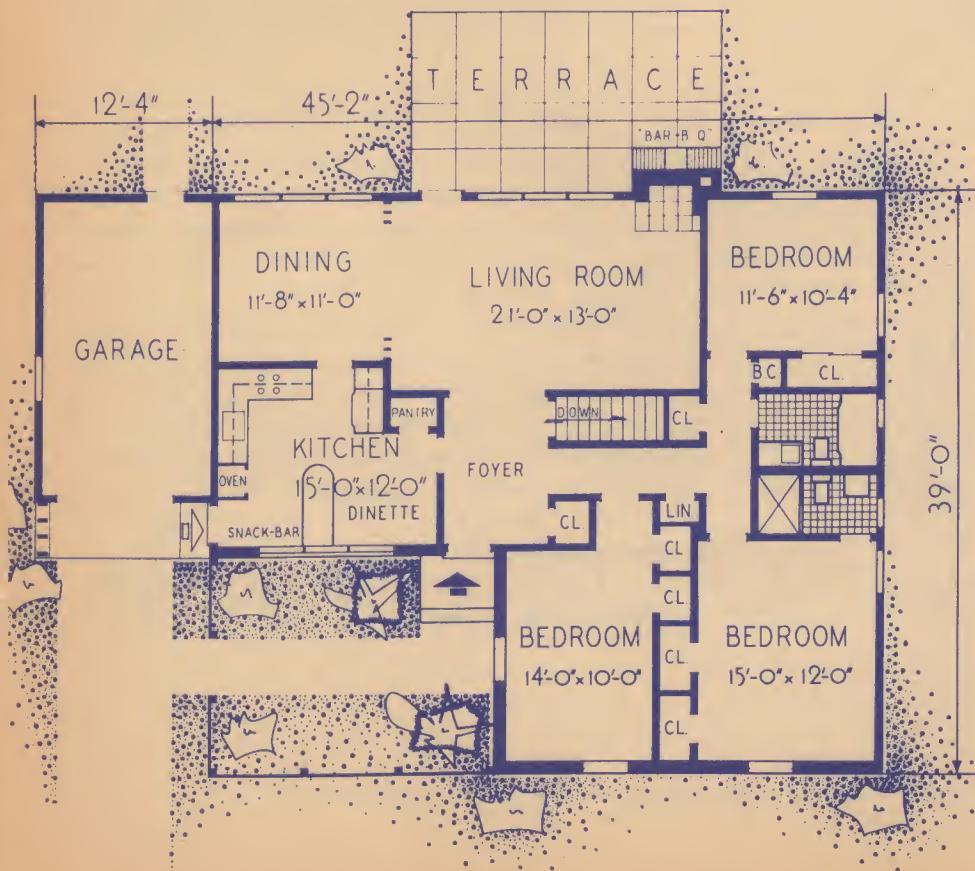
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Remarkable Ranch House

Worth a second look? Yes, it is. This ranch house has won approving looks from discriminating home planners all over the country. Spacious rooms are included in every living zone, and a central foyer makes them particularly accessible. You can step into the kitchen for example through the smart dinette. Note the divider snack bar that pleases the youngsters and makes mother's job easier. Kitchen utilities are ease-makers and include the wall oven and counter top range that have become almost in-

## PLAN NO. 3395-Z

dispensable. There's a service entry, too, easily adjacent to the garage. A wall of closets is shared by the two front bedrooms, for most unusual storage facilities. The master bedroom has a private stall-shower lavatory, economically back-to-back with the main bathroom and both fully tiled for sensible luxury. The third bedroom like the other two, has cross-ventilation, and its closet area is larger than you would imagine. As a matter of fact, counting the dinette pantry area, 10 closets serve as storage centers throughout the house. The important living areas are at the back for the utmost in privacy for your window walls. Note the latticed partitions that serve to separate dining and living rooms, and the corner fireplace is a magnificent keynote for decorating today. Through french doors you'll reach the terrace beyond for an outdoor entertaining bonus to please family and friends. Gather round the built-in barbecue for fair weather, or stay snug indoors when it's cold. Here's a welcoming home for every climate and season.



Overall Dimensions:

45'2" x 39'.

Square Feet: 1,485.

Architect: Alwin Cassens, Jr.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Two-Story-Tried and True

The beautiful columned exterior combines shingle and brick to make this two-story home a magnificent example of contemporary Colonial dignity. Based on a center hall in the true Colonial tradition, the interior plan is perfect for contemporary family living. The wide foyer is entered from a sheltering loggia. A curving stair, coat closet and wonderful access planning are the features of this foyer. To the right is the living room going through on the side. Double exposures and excellent wall space are the bonus of this room planning whether you decorate in modern or traditional styling. At the back is a third exposure with sliding glass doors that open out to the sheltered patio terrace. Access to the terrace from the family room is another good idea, and a family barbecue fireplace on the terrace takes advantage of the fireplace chimney that backs out from the family room. Three exposures are shown in the family room. Its position puts it at the "head" of the house, easy to reach from the foyer, dining room or kitchen, but well out of the way of formal entertaining in the living room. Thus the youngsters can have their party in informal privacy while the grownups

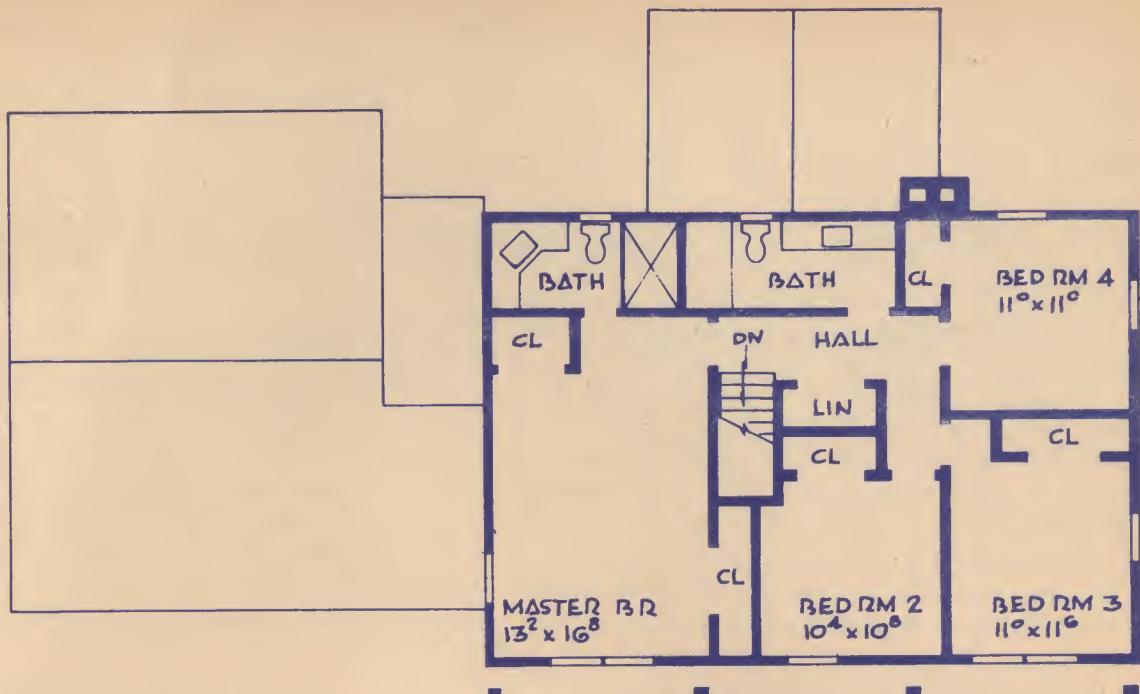
## PLAN NO. 6386-Z

use the front areas for senior entertaining. The dining room at the left of the foyer is a lovely room, almost 13' square, with double windows overlooking the loggia and the front garden. Behind it is the kitchen, and service is a breeze. Eleven feet square covers the kitchen work area, with two sets of counters and cupboards and an island counter that separates the family room. To the far side the dinette has double windows and adds 6'4" x 8'4" to the expanse of the kitchen. All in all it's a marvel of efficiency and homelike charm. As a plus factor, the utility room and lavatory are added, forming a sheltering entry to the kitchen from the garage. There's space here for the laundry and ready access to garage storage. A basement is included in the plan for further family use and storage and stairs are shown opening from the kitchen and family room. On the second floor a compact bedroom hall opens to four big bedrooms. The master bedroom utilizes one side for its glamorous stall-shower bathroom, closets and cross-ventilated space for parent privacy. A big second bathroom serves the other three bedrooms on the same line, and capacious closets are featured.

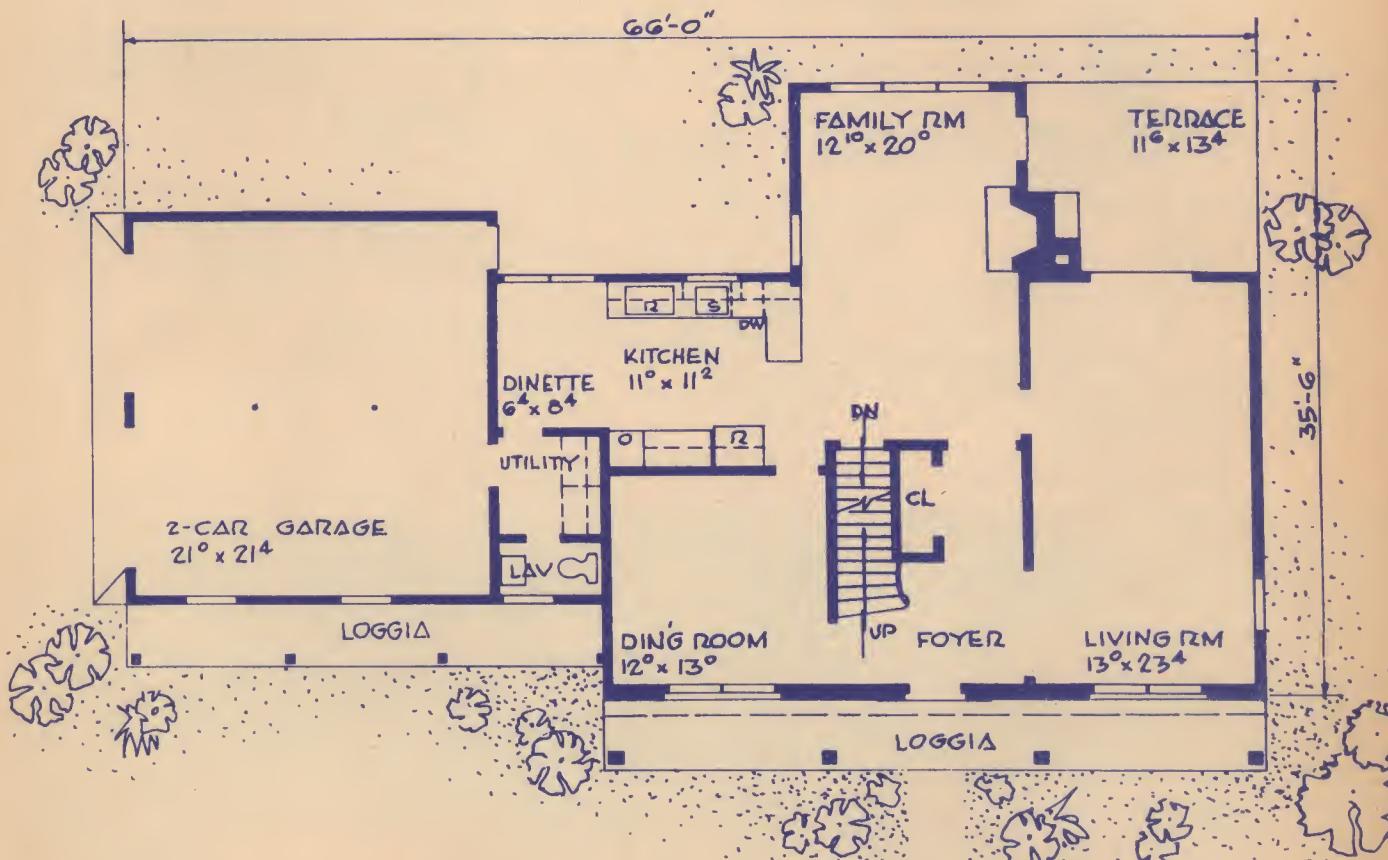
Overall Dimensions: 66' x 35'6".

Square Feet: 1,120 (first floor); 872 (second floor).

Architect: Fenick A. Vogel.



## SECOND FLOOR



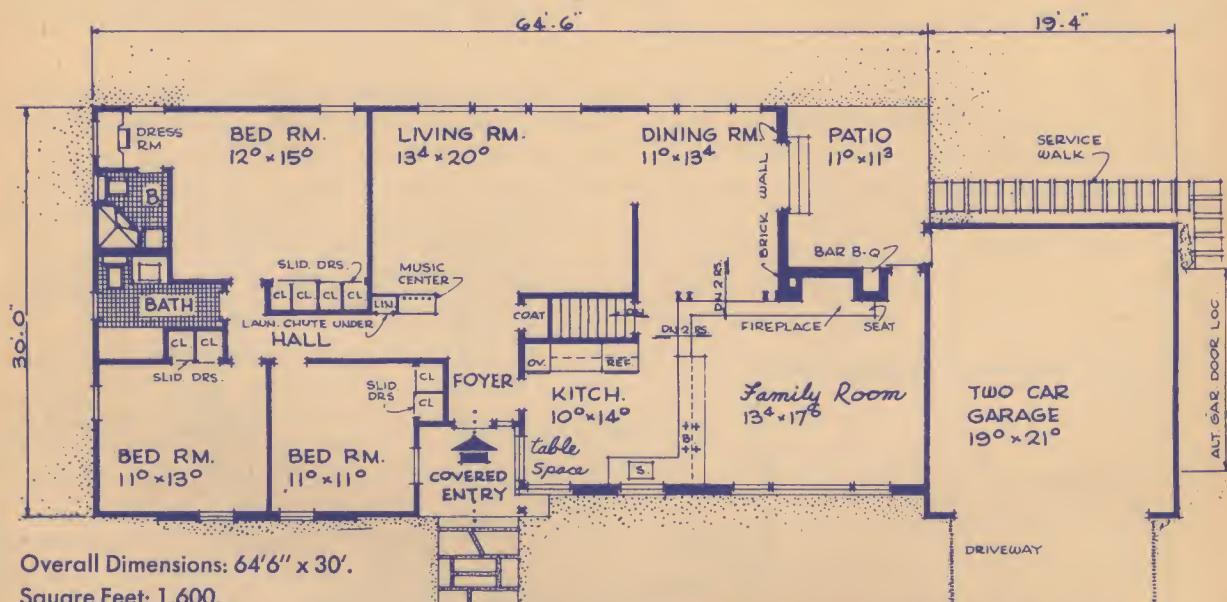
**FIRST FLOOR**

## Elegant New Concept: Cinderella Look

The design of this house is an elegant new concept, with many unique features included. The exterior is particularly striking since it combines clapboard siding with stone and leaded windows with shutters, resulting in a house that will be equally ideal for either town or country setting. The front entry is covered, sheltered by a roof from the elements and protecting the foyer. Behind the foyer, at the rear of the house, is a long and lovely living room with a music center for hi-fi fans, and three big windows afford a wide view. The dining room also has three big windows and one wall of brick on the patio side. This patio is three steps down from the house; it has a barbecue fireplace and a door to the family room and it is designed so that it can easily be screened or glassed in for greater comfort. The attached two car garage has a door to the patio; it is also designed so that the garage door can have an alternate location, if you wish to have a driveway at the side of the house instead of the front. One

of the nicest features of the kitchen is that it overlooks the sunken family room, and a busy mother can easily keep a watchful eye on the small fry at play there. There is space for a dinette set in front of the corner windows a window over the sink, and a nice working arrangement of cupboards, etc. Three big windows at the front of the house make the family room a cheerful place for gatherings, and the fireplace with its hearth seat adds to the feeling of coziness. The two bedrooms at the front of the house have cross-ventilation and double closets with sliding doors. In the center hall there is a closet for coats, and a linen closet with a laundry chute in it for sending laundry down to the basement. The family bath has a tub and a vanity sink, and it is located most conveniently. The bedroom at the rear of the house is designated as the master bedroom; it has a private bath with an enclosed shower, four closets with sliding doors, three windows and a dressing room with a built-in vanity.

**PLAN NO. 6164-Z**



Overall Dimensions: 64'6" x 30'.

**Square Feet: 1,600.**

Architect: Herman H. York.

## HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36





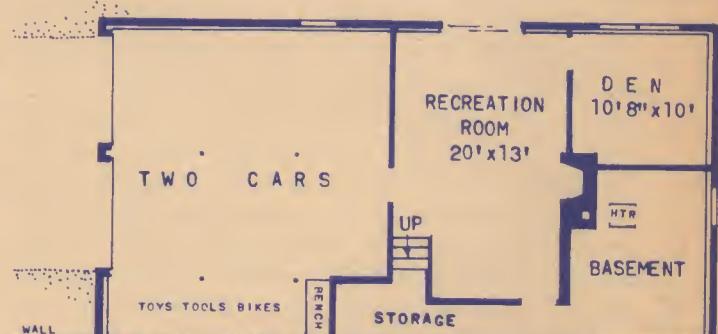
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Kitchen In The Front

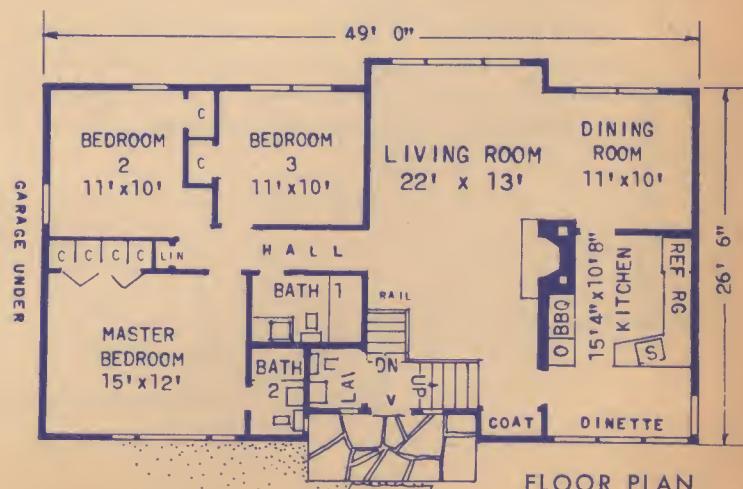
We know that there are lots of folks who prefer to have their kitchen in the front of the house, so if that's your preference too, consider this design. A handsome door, with matching windows on one side, opens into a vestibule which has an adjacent lavatory and stairs going either down to the basement level or up to the main level. Guests may hang their coats in the convenient closet and then step into the impressive living room which runs almost the entire width of the house and has railings on the vestibule end that give a balconied effect. Three large windows at the rear bay are matched by two in the dining room, giving both areas a view with privacy and plenty of sunlight and fresh air. The fireplace in the living room is located so that it will surely be a center for warm hospitality. On the other side of the chimney—which is decorative as well as functional—there is an indoor barbecue fireplace good for making delicious barbecue specialties all year long. Next to this is a built-in oven and across the kitchen, room for refrigerator, countertop range and a sink at an angle facing the dinette, which has four big windows giving two good views into the front yard. Actually, the location of the kitchen permits very easy supervision of children at play either at the front or side of the house. Both rear bedrooms have two windows, large closets; the master bedroom has a beautiful leaded window, two double closets and a private

## PLAN NO. 6387-Z

bath. There is also a family bath conveniently located for the entire main level. The basement level shows a two car garage with ample storage space at one side and a handy work bench, a large and easily accessible storage room, a den and a recreation room with a fireplace and glass doors that open on the terrace. The exterior is pleasingly detailed and has a charming little dove cote tucked under the front eaves.



BASEMENT LEVEL

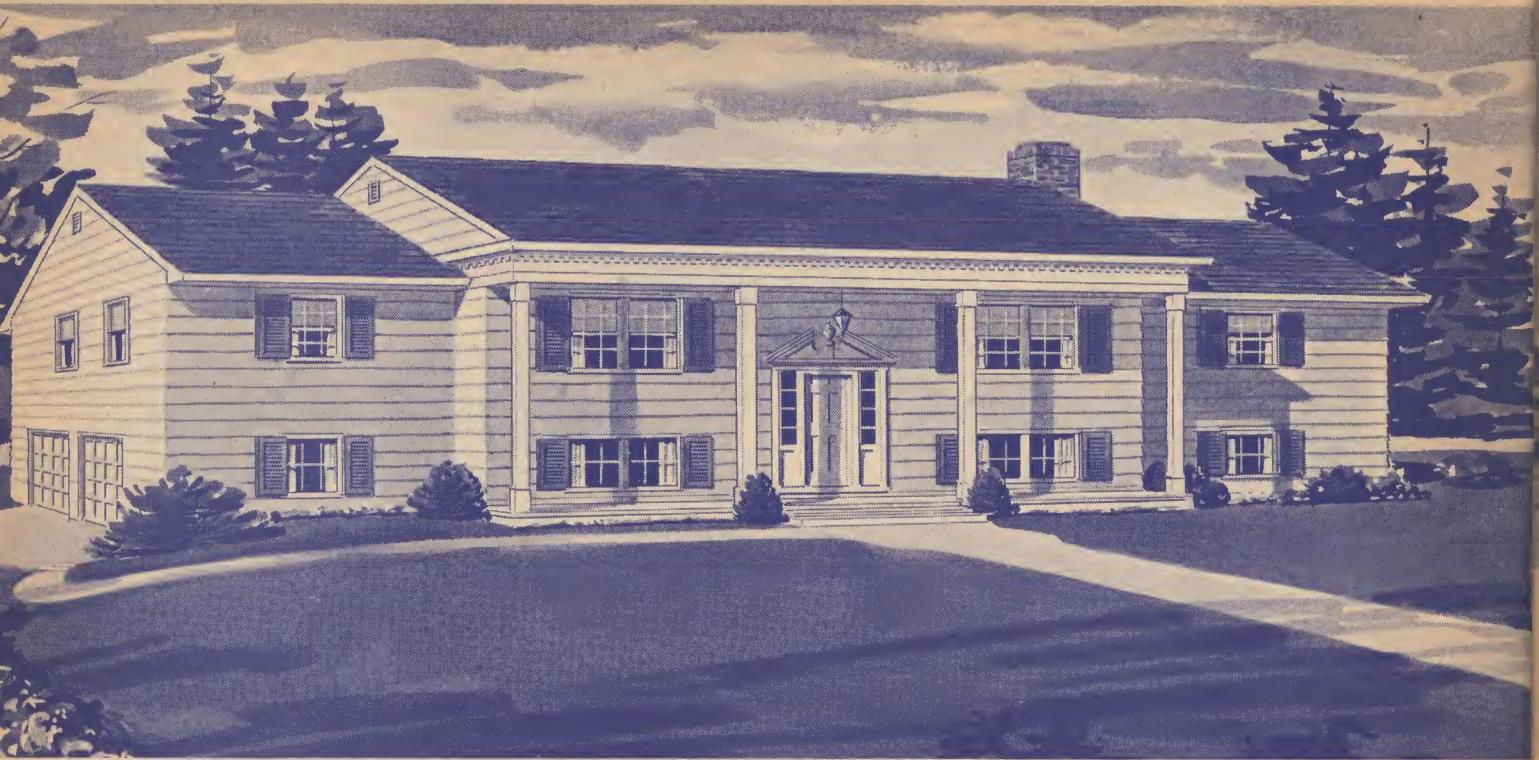


FLOOR PLAN

Overall Dimensions: 49' x 26'6".

Square Feet: 1,495.

Architect: Lester Cohen.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Imaginative Planning

A great deal of imaginative planning is shown here in this high-level home, and the results of that planning are delightful. The gracious portico with front door leads into a foyer where stairs to the upper and lower levels radiate from an open stairwell. The foyer, which receives light from the windows on either side of the door, has a convenient coat closet. A feature of the lower level is the large playroom, with fireplace, game storage closet and sliding glass terrace doors. There is room at the side of the two car garage for bikes, tools and other outdoor equipment, and at the rear there is a well lighted hobby area. The den has an outside entrance in addition to the one from the playroom, and it also has a large window and two closets, with a vanity between them. The bath, which has an enclosed shower, is conveniently located for every area on the lower level. On the main level, the living room and dining room are at

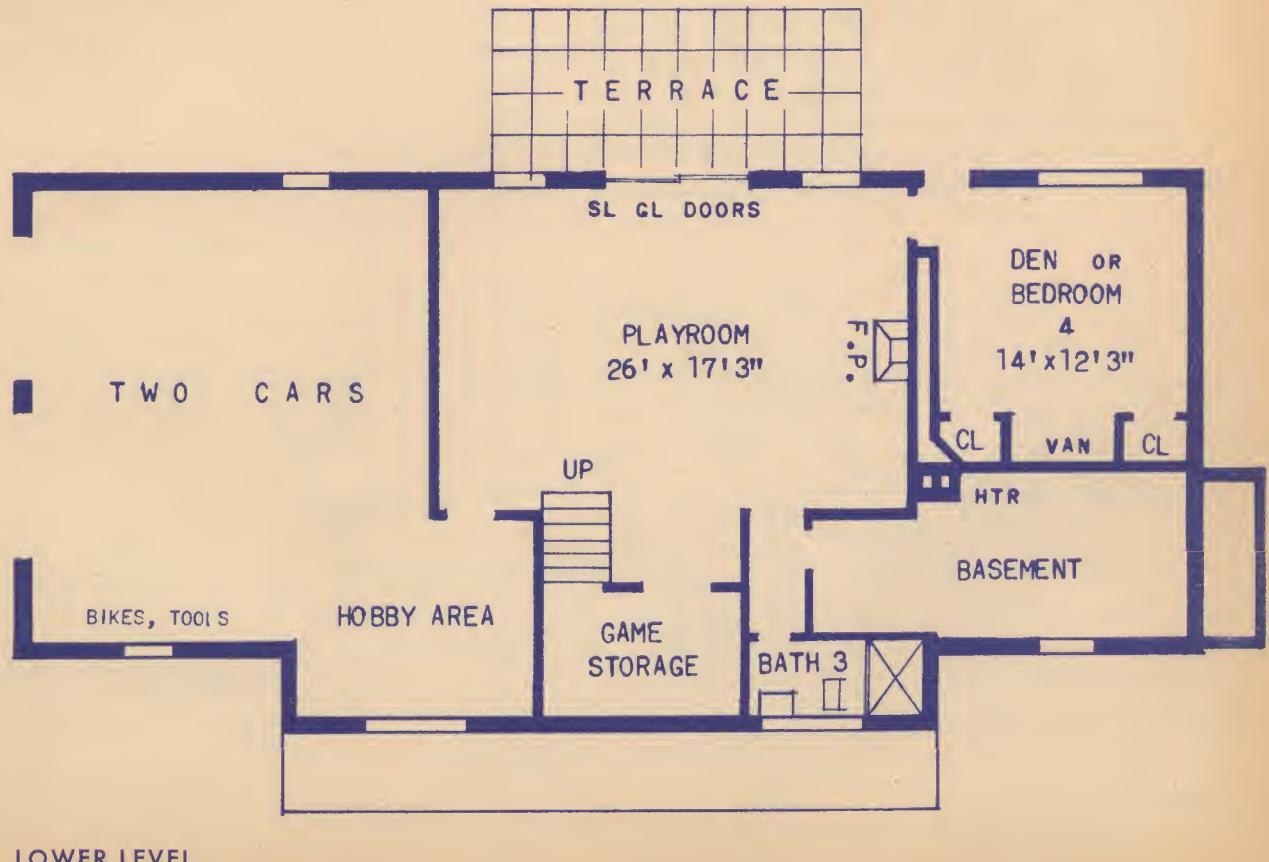
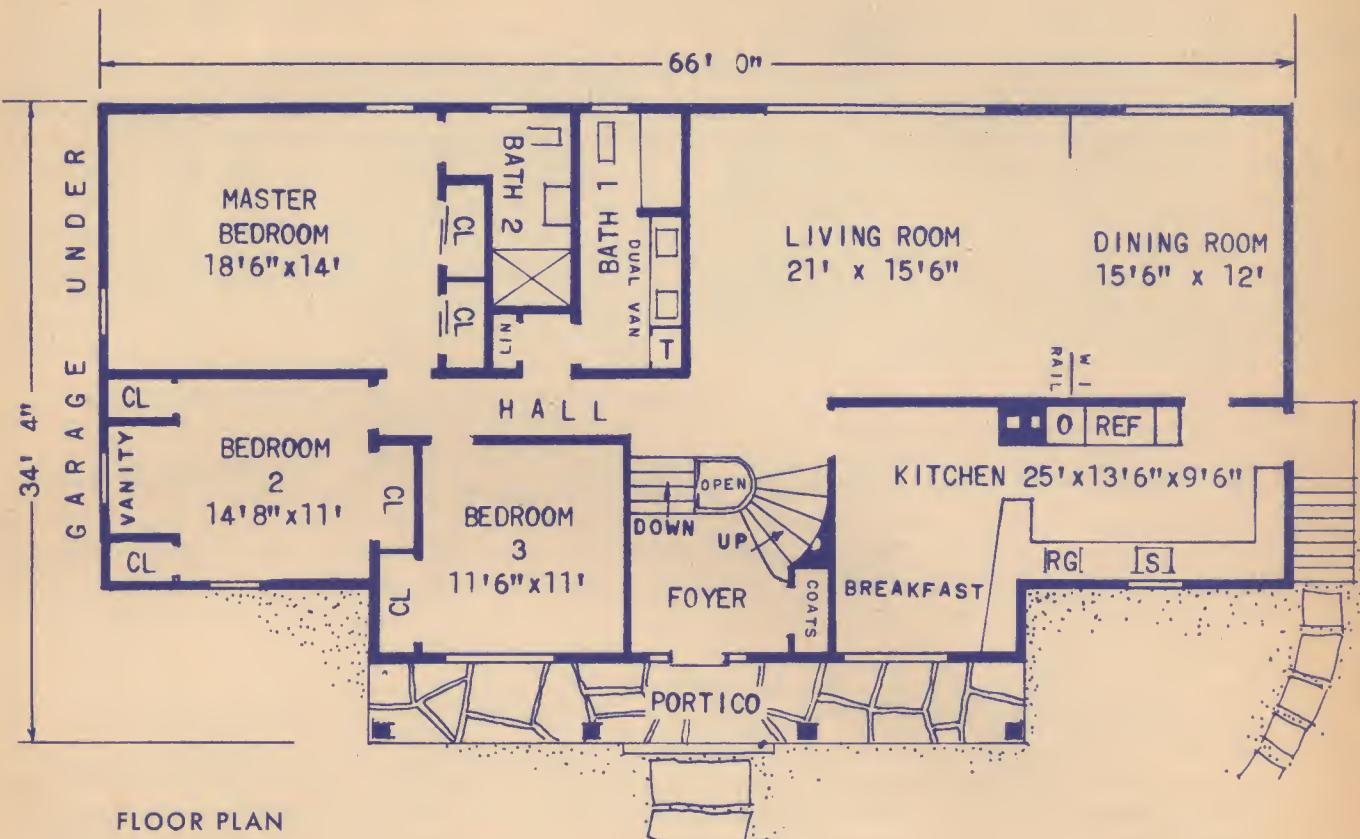
## PLAN NO. 9179-Z

the rear of the house, an arrangement that gives them privacy and since there is no through traffic makes it easy to keep them company perfect. These rooms are separated only by a decorative wrought iron railing and each room has a large window. In the kitchen there is a step saving arrangement of utilities, plenty of cabinet space, a service entrance and a breakfast area with an angled snack bar. Bedroom 2 has two windows, three closets, and a vanity alcove, and bedroom 3 has a large window and a large closet. In the master bedroom there are two closets with sliding doors, two windows with cross-ventilation, and a private bath with enclosed shower. The family bath has a double vanity sink, a towel cabinet and a linen closet. An exterior of clapboard with shuttered windows and pillared portico completes the picture of this delightful home.

Overall Dimensions: 66' x 34'4".

Square Feet: 1,750.

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Early American Two-Story Home

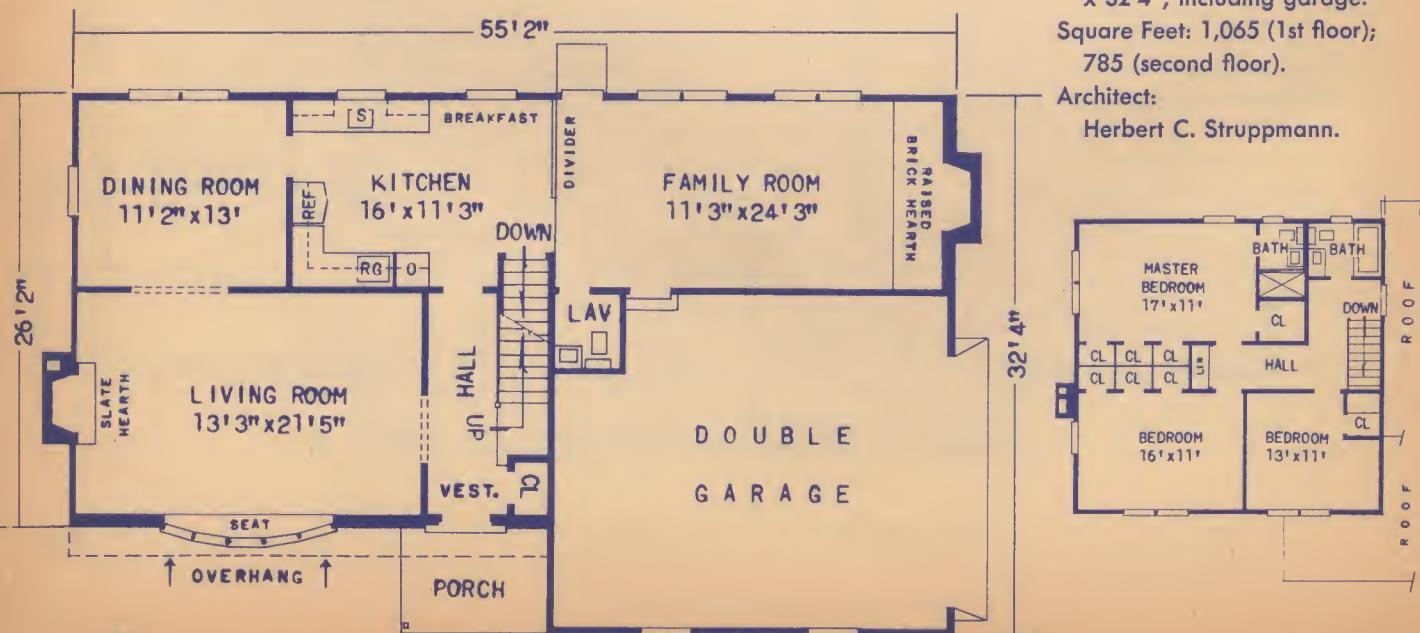
PLAN NO. 8125-Z

There's tradition and modern design beautifully combined in this stunning two story home in the best of suburban styling. The exterior uses shingles and stone veneer with handsome wood shutters for accent and the lines are wonderfully reminiscent of our early Colonial days. The value of a two story home is immediately apparent, with lots of space on both floors for family comfort. A covered porch shelters the front door, and a vestibule just inside leads into the hall, or to the bedrooms via the traditional stairway, or right into the living room or kitchen. There are two fine fireplaces in this house, one in the formal living room at the front, where it adds a hospitable accent to this well-proportioned room and complements the front bow window; the other is shown in the family room behind the garage, this one with a raised brick hearth to offer cozy cheer for

play and informal get-togethers. The kitchen is separated from the family room by a divider, and the family room is one step down. The breakfast corner is placed in this area and the work areas are set off at the other side of the spacious room. Formal dining in the big dining room to the left of the kitchen makes best use of this fine room, with two exposures. A wide arch opens from the dining room to the living room at the front. For particular convenience, note the lavatory tucked off the family room and the entrance from garage to family room, so near the kitchen. On the second floor, the bedrooms enjoy a wealth of closets, with a closet wall divided between the master bedroom and bedroom 2, plus a linen closet in the hall. There's a walk-in closet for the master bedroom, too, and the private lavatory with its stall shower is back to back with the main bathroom.

Overall Dimensions: 55'2" x 32'4", including garage.  
 Square Feet: 1,065 (1st floor); 785 (second floor).

Architect:  
 Herbert C. Struppman.



# A Grand Design

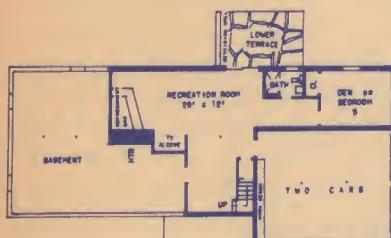
PLAN NO. 6388-Z

This is a perfectly elegant ranch house for a large family, because it has all kinds of really usable space. For instance, in the basement plan there is a nicely proportioned recreation room with an angled refreshment bar at one end and a cozy T.V. alcove. This room has doors which open on a flagstone terrace—shown here with a retaining wall to accommodate any possible slope. There is also a complete bath, right next to a room with a closet that might be used for a den or guest bedroom. The rest of this level has a two car garage with built-in work bench along the rear wall and a handy inside entrance, and there is a large storage and heater room at the other end. On the main level a sheltered flagstone front entry opens into a matching flagstone foyer. Windows on either side of the door let plenty of light in and there is a large coat closet with sliding doors for your convenience. Also for convenience, a powder room has been built right off the foyer, complete with extra closet. To the right of the foyer there is a main hall, with two closets and stairs

Overall Dimensions: 71' x 32'.

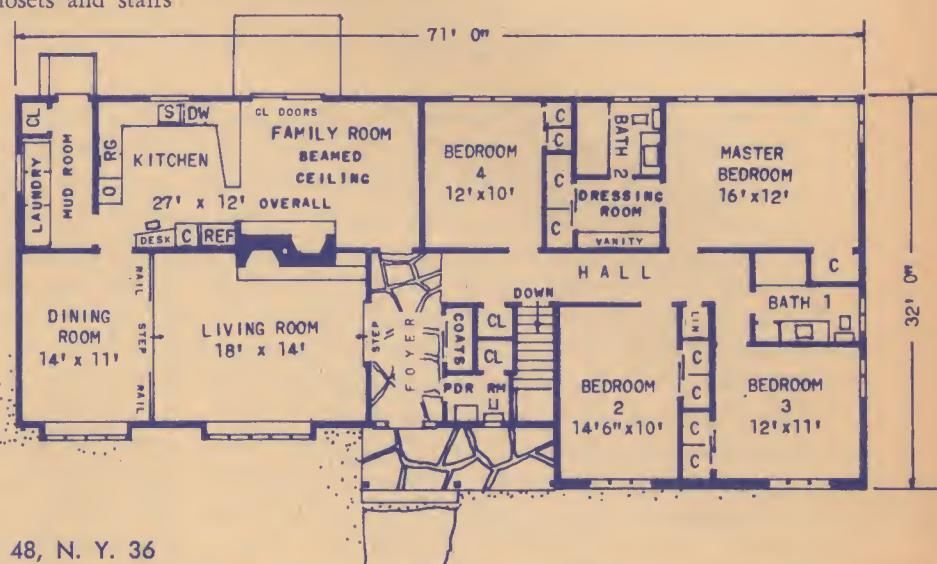
Square Feet: 1,880.

Architect: Lester Cohen.



Basement Plan, Reduced Scale

down to the basement. Bedrooms 2 and 4 have triple windows and double closets with sliding doors; bedroom 3 has a double sliding door closet and five windows for cross-ventilation. The master bedroom has an interesting corner window arrangement, two more windows, a general storage closet and a dressing room with a built-in vanity and two big closets with sliding doors. There is also a complete bath with a tub and a vanity sink. A matching family bath is at the end of the bedroom hall. For entertaining, there is a sunken living room with a fireplace and an unusual leaded window, and there is a dining room with decorative railings. But the part of this home that will see the most everyday use is the family room, with beamed ceiling, fireplace and glass doors. A completely equipped kitchen shares a snack bar with the family room, and a mud room opens to the outside. The exterior design is as grand as the interior, and completely suitable to any location.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## Country Style Luxury

One look at the exterior of this house, no matter what setting you may choose for it, and you will be convinced of the wisdom of country styling. Paint the clapboard and vertical siding a rich barn red, the shutters in sparkling white, frame the picture with a rustic rail fence—then use your imagination, if need be, to smell the new mown hay and hear the rooster cock-a-doodle-doo! A flagstone entrance porch and a flagstone dining porch, both roofed over and accented with sturdy pillars, provide a center of interest, as does the barn-style attached two car garage with the perky cupola and weather vane. This garage, which has a storage closet and a work bench on one side, extra storage for toys, tools, etc. on the other, opens directly into a marvelous mud room with laundry, closet and lavatory. The terrace also has an entrance to the mud room, the best combination we've seen to help keep a house spic and span all year long. Meal time preparations and cleanup will fairly fly along in this

## PLAN NO. 6389-Z

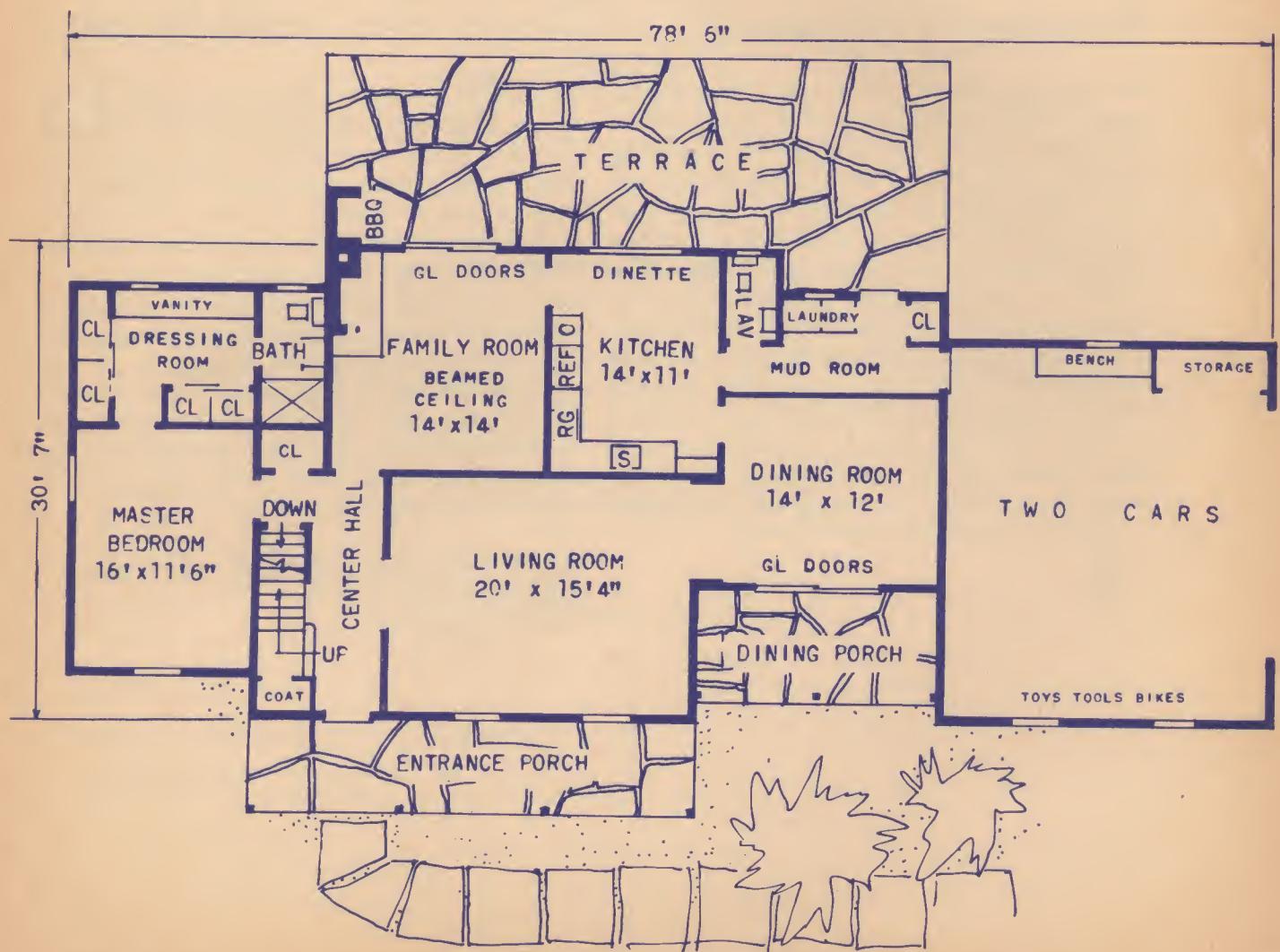
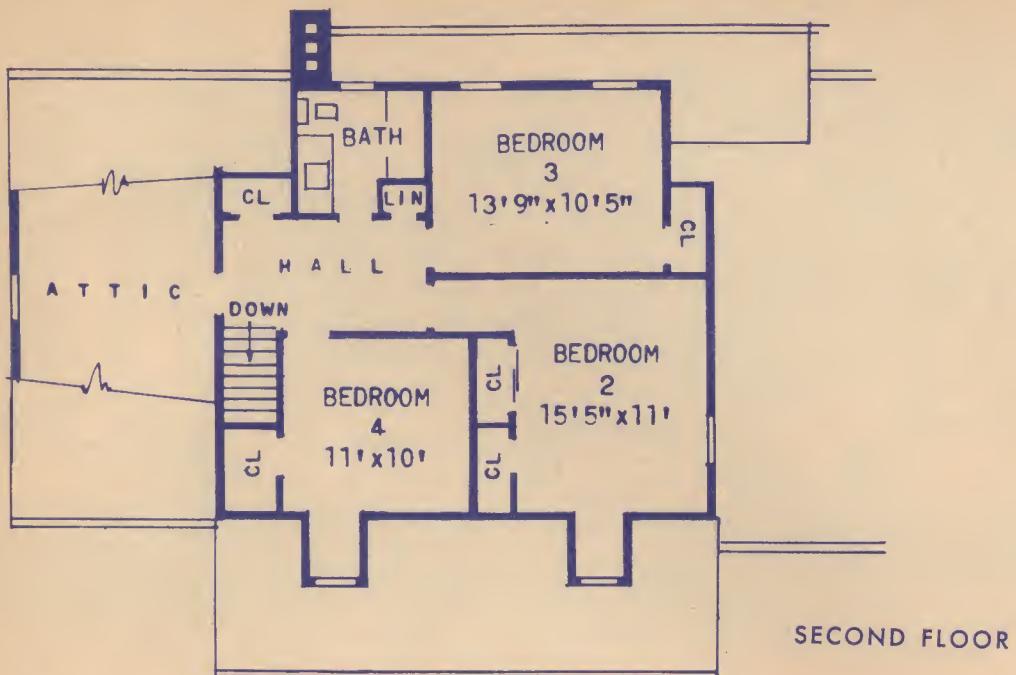
kitchen, designed from a woman's viewpoint and with a bright dinette space in front of the picture window overlooking the terrace. For a change of pace at mealtimes, there is a formal dining room, a warm weather dining porch and a cozy family room. There is an open beamed ceiling in the family room and a fireplace with a raised hearth that you can sit on. Glass doors open on the terrace, which has a barbecue fireplace—so handy for outdoor cooking. Because the living is set apart from the main traffic pattern it stays company-fresh with very little work. The master bedroom on the first floor has the luxury of privacy, the luxury of a dressing room with vanity and two double closets, a private bath and cross-ventilation. There are three bedrooms on the second floor, each one beautifully designed, and there is a complete family bath as well, plus an easy to reach attic storeroom. With this house you can really get the feeling of being luxuriously at home in the country!

Overall Dimensions: 78'6" x 30'7".

Square Feet: 1,400 first floor,

650 second floor.

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

## That Air of Distinction

Walk right in to the wonderful home of your dreams, straight through the welcoming foyer to any one of these cheery rooms. To your right, down graceful steps, is the magnificent living room, where a picture window bow and a handsome fireplace set the stage for warm hospitality. Up again at the back you'll be in the dining room for family or formal mealtimes. The kitchen is designed for homemaking ease and beyond its island counter, the breakfast room is filled with sunny charm. Note the large pantry closet opening here. Cove lighting is a feature in the den and built-in shelves accommodate television as well as books and records. The closet right outside the door makes this room perfect for a guest bedroom. The flagstone terrace that can be reached from the den becomes a perfect outdoor room in pleasant weather ask

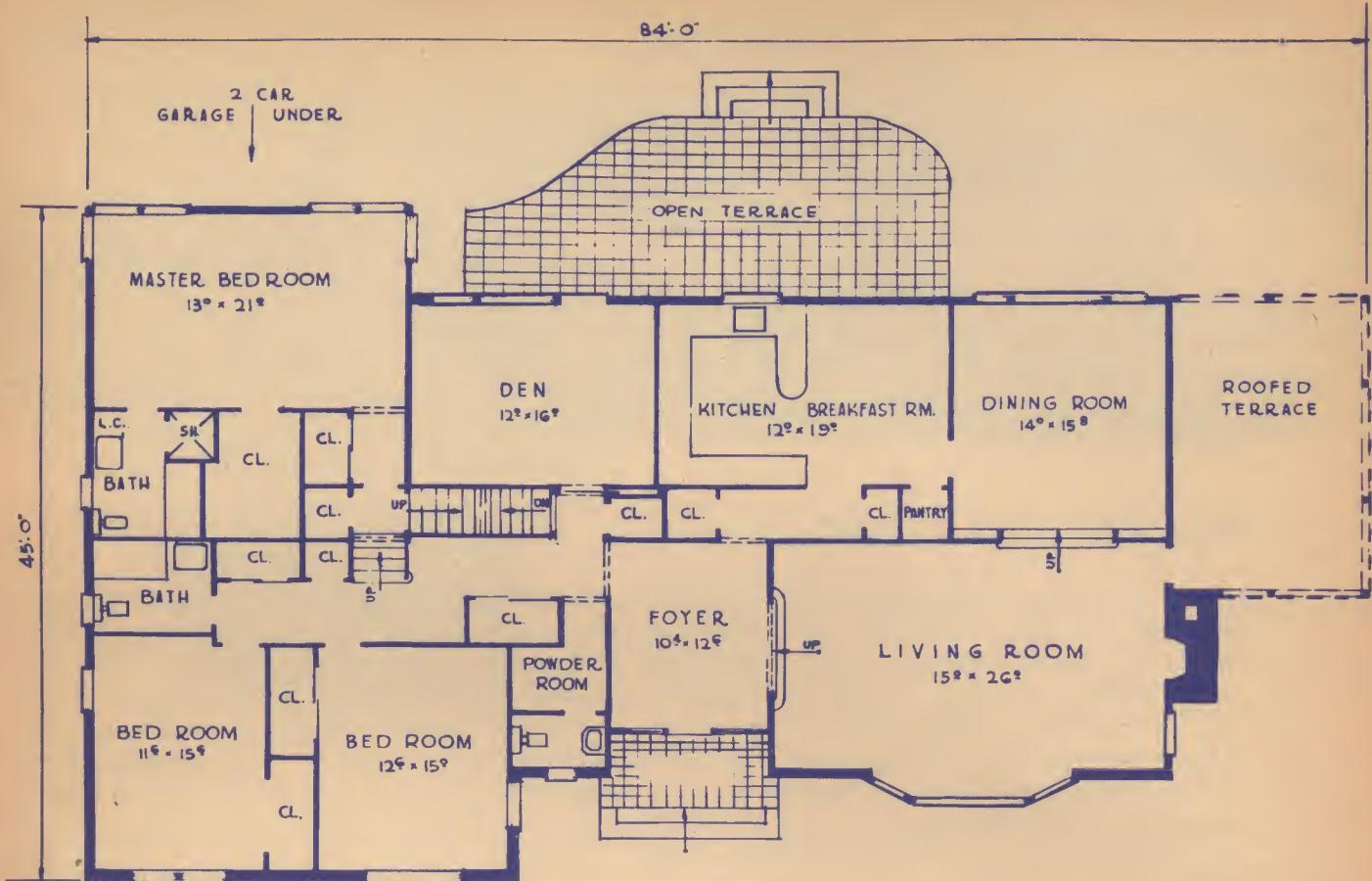
**PLAN NO. 4315-Z**

you'll find that it's easy to have all summer meals out here in cool comfort. A two-car garage is under the master bedroom level at the back—a detail in smart planning that preserves the stunning front lines of the house. The master bedroom is complete and private a half flight up at the back, with its walk-in closet, full bath (and stall shower), and even its own linen closet. You'll have a bonus of two exposures in each of the two bedrooms at the front and a multitude of closets, and on the same level, a full bath and additional powder room. On the floor above, you'll be able to finish two more large bedrooms, with another bathroom and three more large closets. This is a special boon to the large family who want as comfortable a home as possible. For unusual expansion possibilities, here's a logical luxury home.

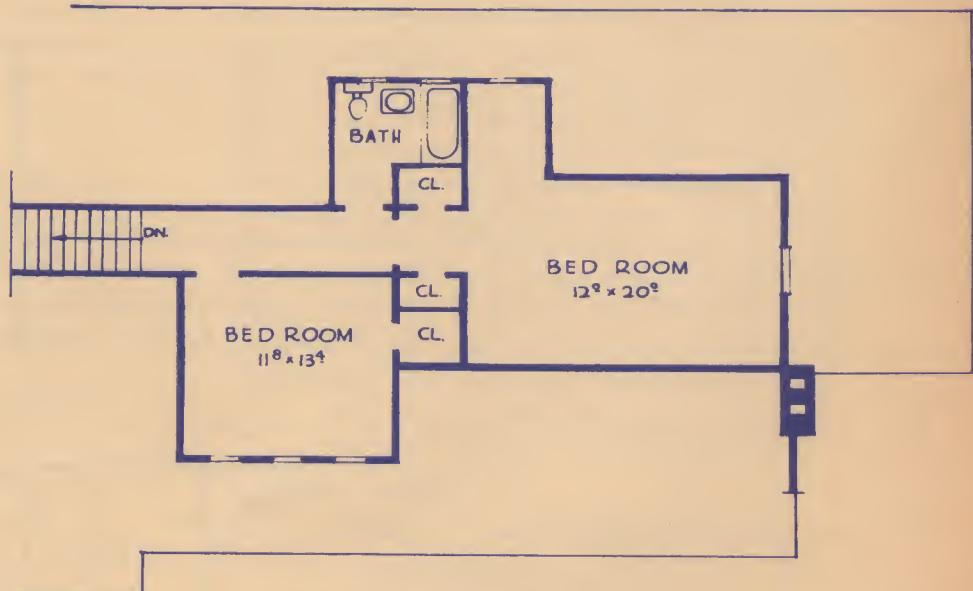
Overall Dimensions: 84' x 45', garage under at back.

Square Feet: 2,500 (1st floor).

Architect: Leo Stillman.



## FLOOR PLAN



## FUTURE SECOND FLOOR



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 36

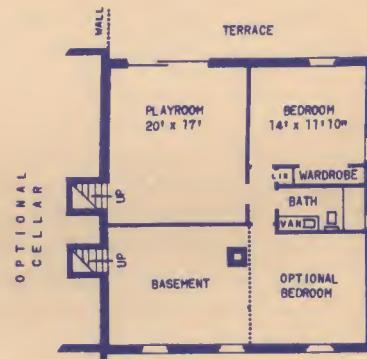
## Five-Bedroom Beauty

Here we have a five bedroom split-level house, complete with every modern convenience, but with a charming Colonial aspect to the exterior. The clapboard siding and the wood shakes combine very effectively with the sparkling, shutter-trimmed windows. There is a large porch at the front of the house, roofed over, and protected at the sides with decorative brick walls. From the porch you step into a vestibule where there is a big coat closet on one side and a handy lavatory on the other. All of the rooms on the main floor lead from the foyer which is just beyond this vestibule. To the left is the living room; with a big fireplace and the four pretty windows at the front, it makes a lovely room for entertaining. The kitchen and family room area is beautifully designed and really convenient. In the family room there is a door to the two car garage and another exit, this one to the terrace through sliding glass doors. Notice the fact that the kitchen has not one, but two sinks in addition to a grill, pan closet, built-in desk, etc. Behind the kitchen is the laundry, with space for a washer and dryer, broom closet, coat closet and door to the terrace. The gracious dining room is also on this level, spacious and bright and just right for relaxed dining. On the upper level are three large bedrooms, a family bath with vanity sink, and two hall closets. In the

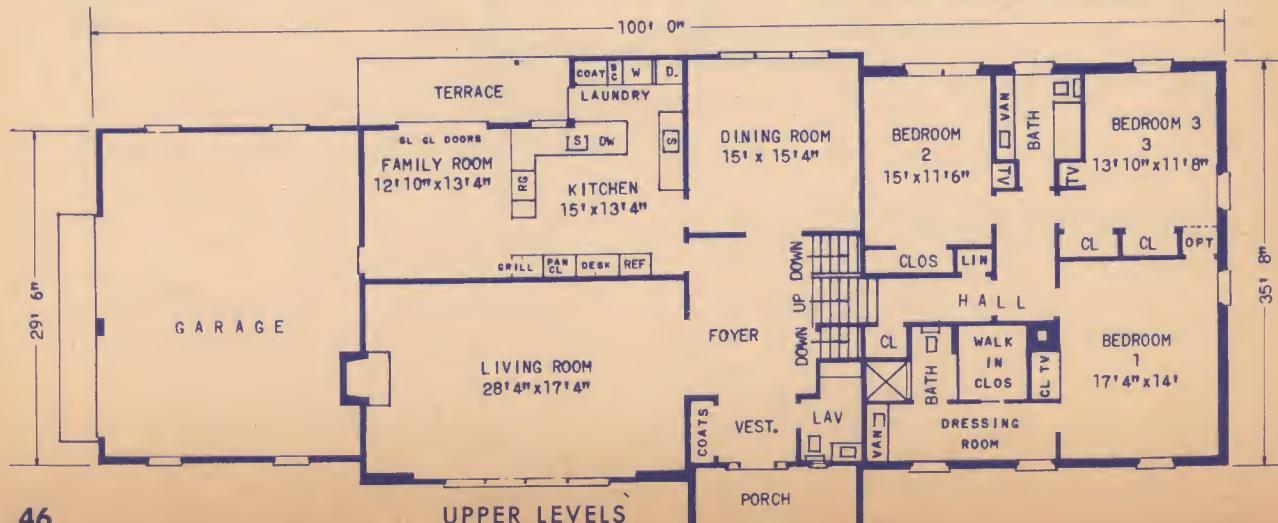
## PLAN NO. 8007-Z

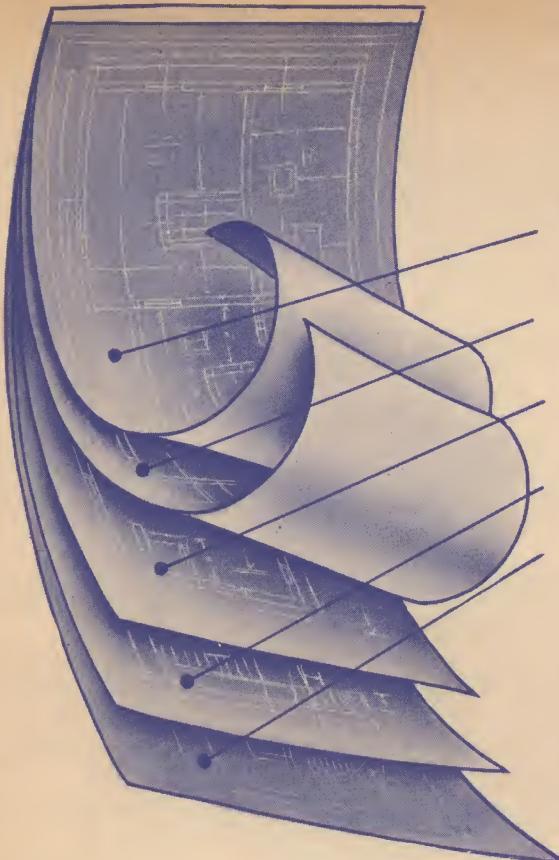
master bedroom there is a walk-in closet, private bath with shower and also a large dressing room with vanity sink. From the foyer there is one set of stairs going down to the basement area of the lower level and another set of stairs leads down to a playroom where there is a door opening on the terrace. Next to the playroom is a bedroom, linen closet and complete bath, and also on this level is additional space for another bedroom.

Overall Dimensions: 100' x 35'8".      Square Feet: 2,540.  
Architect: Herbert C. Struppmann.



LOWER LEVEL, Reduced Scale





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## Split-Level of Distinction PLAN NO. 7110-Z

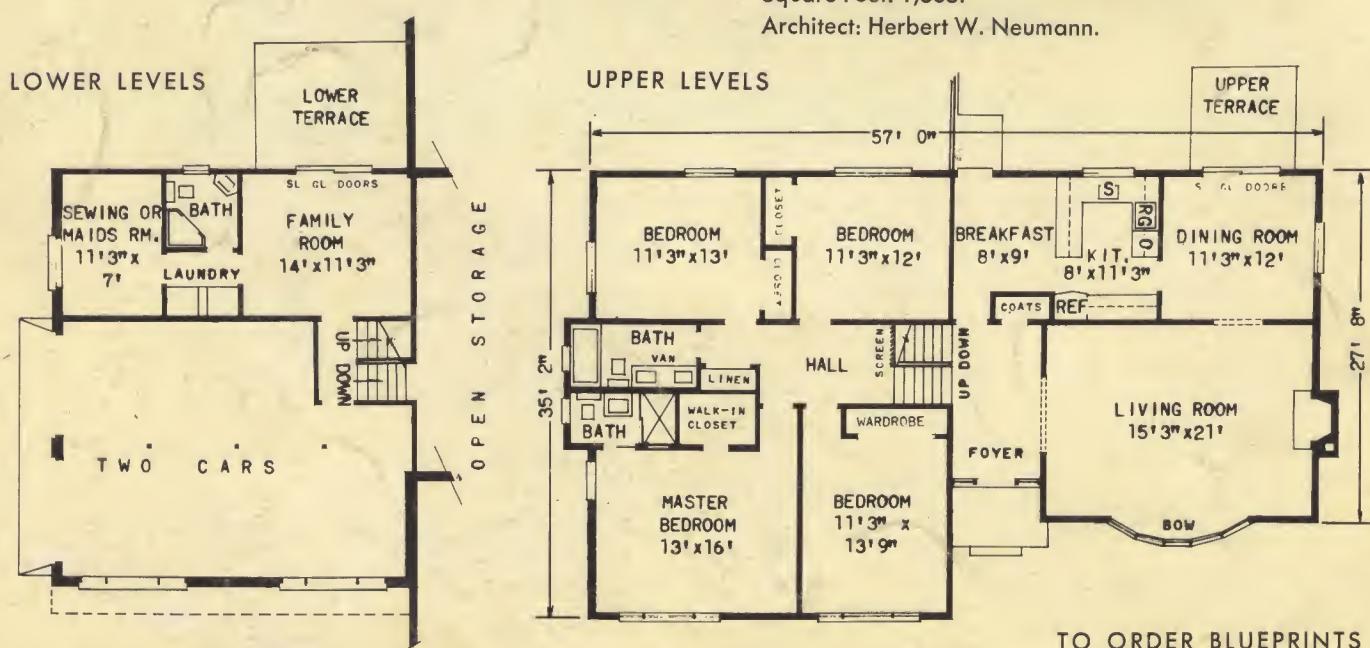
This compact but spacious house, with seven rooms on the two main levels, has a bonus of two extra rooms on the lower level. There is a big foyer from which you can reach all other areas easily. To the right is the living room, particularly well-proportioned and made even more spacious by the deep bow window. There are two handsome arches, one from the foyer and one into the dining room. Here the proportion is carried out just as smartly and the room is almost square, with a window on one side and a wall of sliding glass doors that open out to an upper terrace for summer dining. The kitchen is divided into two zones, one in a U-shape for appliances and counters, with a counter range and wall oven, sink under the bright window and, on the opposite wall, more counters and cupboards and the refrigerator. The second section of the kitchen forms a room for cozy breakfasts and all-hour

informal meals. On the upper level there are four nice bedrooms, with the two at the back sharing a wardrobe wall and bedroom 3 at the front with its own huge wardrobe. A bathroom with linen-closet alcove, serves the family and guests, and for the master bedroom a stall shower bathroom and big walk-in closet are assets. This bedroom level is supplemented on the lower level by an extra room that can be used as a sewing or hobby room or as a maid's room if the family requires this. There's a second stall shower-bath right next to it, and the laundry alcove is shown here too. The special addition of the family room on the lower level provides additional informal space to suit a larger family. Sliding glass doors open out to a terrace from this room. The basement is full-sized, with lots of open storage area, and the two-car garage has a big back alcove that serves storage purposes also.

Overall Dimensions: 57' x 35'2".

Square Feet: 1,685.

Architect: Herbert W. Neumann.



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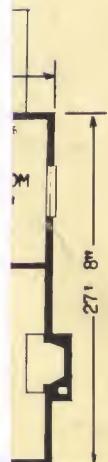
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BEDROOM  
13' x 16'

11'3" x  
13'9"



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